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FINAL COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)

Approved by the United States Department of Housing and Urban Development

April 2, 1992

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Name of Jurisdiction CITY OF SAN JOSÉ

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Type of Submission: (Mark One)

☒ NEW FIVE YEAR CHAS Years Covered 10/31/91-10/31/96

☐ ANNUAL UPDATE Year Covered

If an Annual Update, mark one:

PARTS 4 (RESOURCES) & 5 (IMPLEMENTATION) ONLY

PARTS 4 & 5, PLUS MINOR CHANGES: (mark those which apply)

Part 1 - Needs Assessment	☐ Narrative	☐ Tables
Part 2 - Market & Inventory Conditions	☐ Narrative	☐ Tables
Part 3 - Strategies	☐ Narrative	☐ Tables

See following page for approval letter

JURISDICTION

Name of Authorized Official: Leslie White, City Manager

Signature

Date 1/30/92

HUD APPROVAL

Name of Authorized Official

Signature

Date

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U.S. Department of Housing and Urban Development

San Francisco Regional Office, Region IX
450 Golden Gate Avenue
San Francisco, California 94102-3448

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HOUSING DEPARTMENT

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Honorable Susan Hammer
Mayor of San Jose
901 North First Street
San Jose, CA 95110

Dear Mayor Hammer:

SUBJECT: Comprehensive Housing Affordability Strategy
Period Covered: 1992-1996
City of San Jose

The Comprehensive Housing Affordability Strategy (CHAS) submitted by the City of San Jose on January 31, 1992, was reviewed by this office and approved. We look forward to working with you over the coming year to refine and improve this document as the final regulations on CHAS submissions and 1990 Census data become available.

Title I of the National Affordable Housing Act (NAHA) established the requirement that each jurisdiction's CHAS must fully describe the jurisdiction's housing needs and market conditions, set out a five-year strategy that establishes priorities for meeting those needs, identify resources anticipated to be available for the provision of affordable and supportive housing and establish a short-term investment plan that outlines the intended uses of resources. These resources should be identified in Table 4/5A and the corresponding narrative. Although the City has indicated anticipated use of HOPE, Transitional Housing, Permanent Housing, Section 811 and Section 8 Moderate Rehabilitation Assistance for Single-Room Occupancy (SRO) Dwellings, with unknown amounts of funds to be available, it is important that, as these figures are determined the City's CHAS must be amended to appropriately reflect the amount of dollars expected to be received by those programs. These funds cannot be made available to the City or entities within the City unless detailed as anticipated resources in the CHAS through an amendment.

The narrative that addresses public policies impacting affordable housing refers to a number of flexible development policies which encourage creative housing solutions. However, in Figure 2.3, the CHAS states that short of development mandates there are no guarantees that low/very low income housing will be constructed in the City. The reason for this gap between what is being offered by the City and what could be accomplished is that for-profit developers feel there is still a lack of incentives for pursuing these goals. It is HUD's understanding that the

City is exploring methods for enhancing incentives for developers and encouraging non-profits to enhance their expertise in producing affordable housing. HUD remains available to provide technical assistance in the use of HUD resources as they are used in your strategy to build affordable housing in San Jose.

Table 1A (Housing Assistance Needs of Low & Moderate Income Households) should be revised. The data for racial/ethnic group households, which is not available at this time, should be added to the CHAS in future submissions.

Your next submission will be governed by the final CHAS regulations.

If we can provide any assistance please feel free to contact me at (415) 556-5576.

Very sincerely yours,

Gordon H. McKay

Gordon H. McKay, Director
Office of Community Planning
and Development

cc:
Mr. Les White
City Manager

✓Alex Sanchez, Director
Department of Housing

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY

CERTIFICATION

The jurisdiction hereby certifies that it will affirmatively further fair housing in the administration of housing and community development activities in the private and public sectors. The jurisdiction further certifies that it will maintain supporting evidence which shall be kept available for inspection by the Secretary, the Inspector General, and the public.

Certifying Official

CERTIFICATION

The jurisdiction hereby certifies that it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR 24, and the requirements governing the residential anti-displacement and relocation assistance plan under section 104(d) of the Housing and Community Development Act of 1974 (including a certification that the jurisdiction is following such a plan).

Certifying Official

INTRODUCTION

On November 28, 1990, President Bush signed the Cranston/Gonzales National Affordable Housing Act of 1990 (the Act), which represents the most significant advancement in federal housing policy since the Housing and Community Development Act of 1974 (see **Appendix 1**). The focus of the Act is the reaffirmation of the national commitment to provide decent, safe, and sanitary housing for everyone. The Act also restructures existing federal programs and delivery systems. Categorical grant programs, such as the Community Development Block Grant (CDBG) program, have allowed more latitude in the method of spending funds over the past few years. Substantial matching grants are required for some programs from municipalities and other local recipients in order to emphasize community involvement and partnership.

The centerpiece of the Act is the Comprehensive Housing Affordability Strategy (CHAS), which outlines a community's plan for addressing its housing needs; the CHAS is a prerequisite for federal funding. Each local jurisdiction's CHAS must be approved by the Department of Housing and Urban Development (HUD), and must contain the following five elements: (1) a needs assessment; (2) market and housing inventory conditions; (3) strategies to promote affordable housing; (4) an evaluation of resources to meet needs; and (5) an implementation program. Federal programs that are subject to CHAS requirements include:

- HOME Program
- HOPE I (Public Housing Homeownership Program)
- HOPE II (Homeownership of Multifamily Units) Program
- HOPE III (Homeownership of single Family Homes) Program
- Community Development Block Grant (CDBG) Program
- Low-Income Housing Preservation Program (State-administered only)
- Shelter Plus Care Program
- Supportive Housing for the Elderly (Section 202) Program
- Housing Opportunities for Persons with AIDS Program
- Supportive Housing for Persons with Disabilities (Section 811 Program)
- Emergency Shelter Grants (ESG) Program
- Supplemental Assistance for Facilities to Assist the homeless (SAFAH) Program
- Transitional Housing Program
- Permanent Housing for Handicapped Homeless Persons Program (State applicants only)
- Moderate Rehabilitation Single Room Occupancy Program

The local CHAS replaces both the Housing Assistance Plan (HAP) and the Comprehensive Homeless Assistance Plan (CHAP) required for these programs. The CHAS also incorporates the goals and objectives of the City's Expanded Housing Program, and incorporates all outstanding tasks as enumerated in the Mayor's Task Force on Housing's Final Report, which has guided the City in making its housing policies since 1989.

Content and Format

The City of San José's CHAS was prepared in accordance with guidelines outlined in the February 4, 1991 Federal Register, Interim Rules for the CHAS. Section I, Community Profiles, provides the framework for assessing San José's housing needs. Included are the documentation of the critical housing needs of very low and low income residents; the condition of the City's housing stock; the needs of special populations, such as large families, persons with disabilities, the homeless, and persons with AIDS/HIV; and San José's market and inventory conditions -- its characteristics, trends, and inventory of facilities and services for persons with special needs.

Section II discusses the various institutions that interact to produce housing, and public policies that may impact on the City's efforts to produce affordable housing. Section III provides an inventory and assessment of resources the City can marshal to address its housing needs. The Section also presents the heart of San José's CHAS: the five-year strategy for meeting priority housing needs of the City's very low and low income residents. Because the preparation of the CHAS overlaps the City's current five-year Housing Plan (as outlined in the Mayor's Task Force on Housing Report) many of the existing policies and action programs have been incorporated into this CHAS. The CHAS concludes with a outline and discussion of the City's First-Year Plan which begins the implementation of the Five-Year Strategy (Section IV; period runs 10/31/91 through 10/31/96).

Source of Data

Much of the data used in the development of the CHAS was based upon 1980 Census information, the 1987 City of San José Housing Needs Assessment, and the 1989 Mayor's Task Force on Housing's Final Report: A Commitment to Housing. Other current data reflect the Association of Bay Area Government's (ABAG) Projections '90 and 1990 Census results, where applicable. A complete list of references can be found in the Appendix. Since some of the data are ten years old, the strategies will be reassessed and revised as complete Census data become available.

Public Participation Process

The level of public participation in San José's CHAS process was extensive. The required 60-day review process began on November 18, 1991, when the CHAS was released. Six public meetings were held over a past two months to provide ample opportunity for comment (only one is required), and included two public hearings conducted by San José's Housing Advisory Commission (HAC) (December 5, 1991 and January 9. 1992); a joint HAC/CDBG Steering Committee study session (November 21, 1991); two regular HAC meetings (December 19, 1991 and January 16, 1992); and a public hearing before the City Council on January 21, 1992, at which the CHAS was approved.

At the suggestion of housing advocates and the HAC, meeting notices and summaries of the CHAS in non-technical language were translated into Spanish, Vietnamese and Cambodian, and were distributed to approximately 200 housing advocates, community groups, nonprofit developers, and other interested parties as part of the City's outreach efforts. Staff from the Department of Housing also made presentations to community organizations such as the Council of Churches and the Affordable Housing Network to garner support and input for the CHAS.

A compilation of all public comments, received in written and oral form, is included as an addendum to this CHAS and includes the City's response to the comments. Where a specific addition or change to the CHAS is warranted, it is noted in boldface. These "Action" items have also been incorporated in boldface directly into the CHAS text. Copies of the original written comments are also included, as are the recommendations received from the Housing Advisory Commission.

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)
CITY OF SAN JOSÉ

TABLE OF CONTENTS

SECTION II. INSTITUTIONAL STRUCTURE AND PUBLIC POLICY BARRIERS TO AFFORDABLE HOUSING

SECTION III. RESOURCES AND FIVE-YEAR STRATEGY

SECTION IV. ONE-YEAR PLAN AND IMPLEMENTATION

LIST OF FIGURES

CROSSWALK TO MANDATORY ELEMENTS

SECTION I. COMMUNITY PROFILE

This section summarizes available data on the current housing needs of very low income, low income, and moderate income families in the City of San José, and highlights the City's supportive housing needs of San José's homeless persons and others with special needs.

A. NEEDS ASSESSMENT

EXISTING HOUSEHOLDS AND UNITS

According to the 1990 Census, the total population of San José is 782,248 (for detailed Census data, see **Appendix 1**). Of the 259,365 housing units recorded in San José, 250,218 are occupied. The current vacancy rate for all unoccupied units is 3.5%, while the vacancy rate for available unoccupied units is 2.6%.

The number of persons per household is 3.08,[1] an increase of 4% from 1980, when the figure was 2.96.[2] The increase can be attributed to several factors, such as the rise in the number of Asian and Hispanic households, which tend to have high birth-rates and/or large household characteristics; the "doubling up" of unrelated people in San José's significant inventory of large single-family dwellings to help cut housing costs; and the growing phenomenon of children opting to remain in their parents' households once they reach adulthood.

STRUCTURAL CONDITIONS OF HOUSING STOCK

Determining the overall condition of the City's housing stock is a daunting task. To date, no comprehensive survey has been undertaken to assess the condition of buildings housing the City's residents. In general, the housing stock is relatively modern and in good condition; as buildings age or are not well maintained, however, one can expect a higher incidence of substandard dwelling units -- units which are unsanitary (e.g., lack of adequate plumbing), hazardous (e.g., deteriorated foundation or electrical wiring in violation of code), or otherwise unsafe for human habitation.

Over the last six years, the City has attempted to estimate the number of substandard units in San José. In 1985, the Department of Neighborhood Preservation estimated that approximately 14,100 housing units were substandard, most of which required structural repairs. This estimate was based on the assumption that any building over 30 or 35 years of age would require substantial rehabilitation in order to preserve it.[3]

In 1988, the Department of Housing conducted a windshield survey of housing conditions, which focused on conditions both in a sample of blocks known to have deficiencies and in a control group of randomly-selected blocks to ensure a fair geographic representation of the City. The survey rated housing on the basis of five exterior features: the condition of walls, roof, foundation, porches, and paint. Of the 3,250 dwellings surveyed, 20% were considered substandard.[4]

If the Department's survey projection of 20% were applied to the total number of dwelling units in the City today, then nearly 52,000 units are in need of rehabilitation - an estimate which is clearly too high. While the actual percentage of substandard units is currently unknown, the Department of Housing estimates that between 10% and 15% of the City's housing stock is in need of substantial repair, representing 25,900 to 38,900 dwelling units.

Action: The Housing Department will explore methods of obtaining more reliable information on the number of

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[1] U.S. Census, Population and Housing Characteristics, 1990

[2] City of San José, General Plan, Housing Appendix, p. 7

[3] San José Department of Neighborhood Preservation, 1985

[4] San José Department of Housing, 1988

units in need of substantial rehabilitation as part of the next CHAS update.

The Housing Rehabilitation Program in San José addresses the low- to moderate-income needs for owner and renter-occupied units, as well as the stabilization and revitalization of neighborhoods. The City targets specific areas with the heaviest concentration of lower-income households; 75% of available rehabilitation funds is spent in these targeted areas. The remaining 25% is spent Citywide. Primary funding includes local Redevelopment 20% Tax Increment set-aside funds ("20% funds"), federal Community Development Block Grant (CDBG) funds and remaining Rental Rehabilitation Program (RRP) funds available to the City. The new HOME Investment Partnership program, authorized by the Cranston-Gonzales legislation, will provide new funding sources for rehabilitation and new construction beginning in calendar year 1992.

Under the City's Rehabilitation Program, an average of 125 units have been rehabilitated each year, and an additional 85 units have received paint grants. The average repair cost is $55,000 for a single-family home, $10,000-$15,000 per multi-family unit, and $10,000 for each mobile home unit. This program has recently been evaluated and modified; given the enormous need for lower-income housing, rehabilitation costs will now be limited to functional repairs only. In addition to planned reductions in the scope of work, the service delivery system will be modified, enabling costs and processing to be reduced, and production to be increased.

LOW AND MODERATE INCOME HOUSEHOLDS

Figure 1.1a illustrates the family income limits and household size as determined in 1988 for the City's Housing Needs Assessment prepared by Michael Fajans and Associates. The income categories are based on the 1980 Census of family income and the classifications used by the U.S. Department of Housing and Urban Development (HUD) in determining program eligibility (1990 Census figures on household income will not be available until 1993).
The federal government annually adjusts the income limits for all Statistical Areas (MSA) (see **Figure 1.1b**). According to HUD, the 1980 San José MSA median income for a family of four was $26,660, and in 1987 it was $47,412. In 1991, that figure was $57,700, an increase of 116.4% since 1980 and 21.7% since 1987.

Figure 1.2 summarizes income levels by City Council District based on the 1987 estimates. The greatest concentration of very low and low income households is located in Districts 3 & 5 (see also **Figure 1.3**), which account for approximately 34% of all lower income households in San José while representing only 20% of the household stock.[5]

The distribution of households by median family income indicates that in 1987, 26% of the households in San José met the HUD criteria for very low income,[6] defined as an income at or below 50% of the median family income in Santa Clara County. An additional 16% of the households were defined as low income, with income from 51% to 66% of the Santa Clara County median family income. Another 31% of San José households fell into the category of moderate income, with incomes from 67% to 120% of the county median.[7] Santa Clara County continues to have the highest median income in the State of California.

Normally, HUD's definition of lower income includes household incomes not exceeding 80% of median income. However, because of the relatively high median income levels in San José, HUD has adjusted the Santa Clara County lower income figure to reflect a ceiling income of 65.8% of median area income.

Until the 1990 Census figures on household income become available, the City can only estimate the number of households that would fall into each income category. Using the 1987 Needs Assessment as a base, the number of households included in very low income would be 65,057 (26% of all households); low income, 40,035 (16%) and moderate income, 77,568 (31%).

The federal priority for assistance to lower-income households gives first priority to very low income persons or families paying more than 50% of household income for rent and utilities, persons

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[5]City of San José Housing Needs Assessment, 1988, p. 3
[6]Ibid., p. 3
[7]Ibid., p. 12

or families who have been displaced, and persons or families who occupy substandard housing. The City's priority for assistance applies to all lower-income households, especially families with children, very low income homeless individuals and families, and renters.

FIGURE 1.1a

ESTIMATED DISTRIBUTION OF HOUSEHOLDS BY HUD INCOME CRITERIA : SAN JOSÉ 1987

Income	Very Low -50%	Low 51-66%	Low -Moderate 67%-100%	High-Moderate 101%-120%	Above Moderate 120%+	Totals	Percent
$0-15,000	38,731	0	0	0	0	38,731	16.0%
$15-25,000	22,585	10,934	0	0	0	33,519	13.9%
$25-35,000	419	22,389	15,926	0	0	38,734	16.0%
$35-50,000	0	4,648	25,429	21,874	0	51,951	21.5%
$50-75,000	0	0	216	11,343	36,742	48,301	20.0%
$75,000+	0	0	0	0	30,495	30,495	12.6%
Total	**61,735**	**37,971**	**41,571**	**33,217**	**67,237**	**241,731**	**100%**
Percent	**25.5%**	**15.7%**	**17.2%**	**13.7%**	**27.8%**	**100%**	
Cumulative Total	61,735	99,706	141,277	174,494	241,731		
Cumulative %	25.5%	41.2%	58.4%	72.2%	100%		

Source: City of San José Housing Needs Assessment, 1988. Note: Tables may not add to 100% due to rounding.

FIGURE 1.1b

HUD 1991 ADJUSTED INCOME LIMITS FOR SAN JOSÉ MSA (MEDIAN FAMILY INCOME: $57,700)

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50% of median	$20,200	$23,100	$25,950	$28,850	$31,150	$33,450	$35,750	$38,100
67% of median	$26,600	$30,400	$34,200	$38,000	$41,050	$44,100	$47,100	$50,150
80% of median	$32,320	$36,920	$41,560	$46,160	$49,840	$53,560	$57,240	$60,920
95% of median	$38,380	$43,840	$49,350	$54,820	$59,190	$63,600	$67,970	$72,340
100% of median	$40,400	$46,150	$51,950	**$57,700**	$62,300	$66,950	$71,550	$76,150
110% of median	$49,440	$50,770	$57,150	$63,470	$69,530	$73,650	$78,710	$83,770
120% of median	$48,500	$55,400	$62,350	$69,250	$74,800	$80,350	$85,850	$91,400

Source: Federal Housing Finance Board, 1990

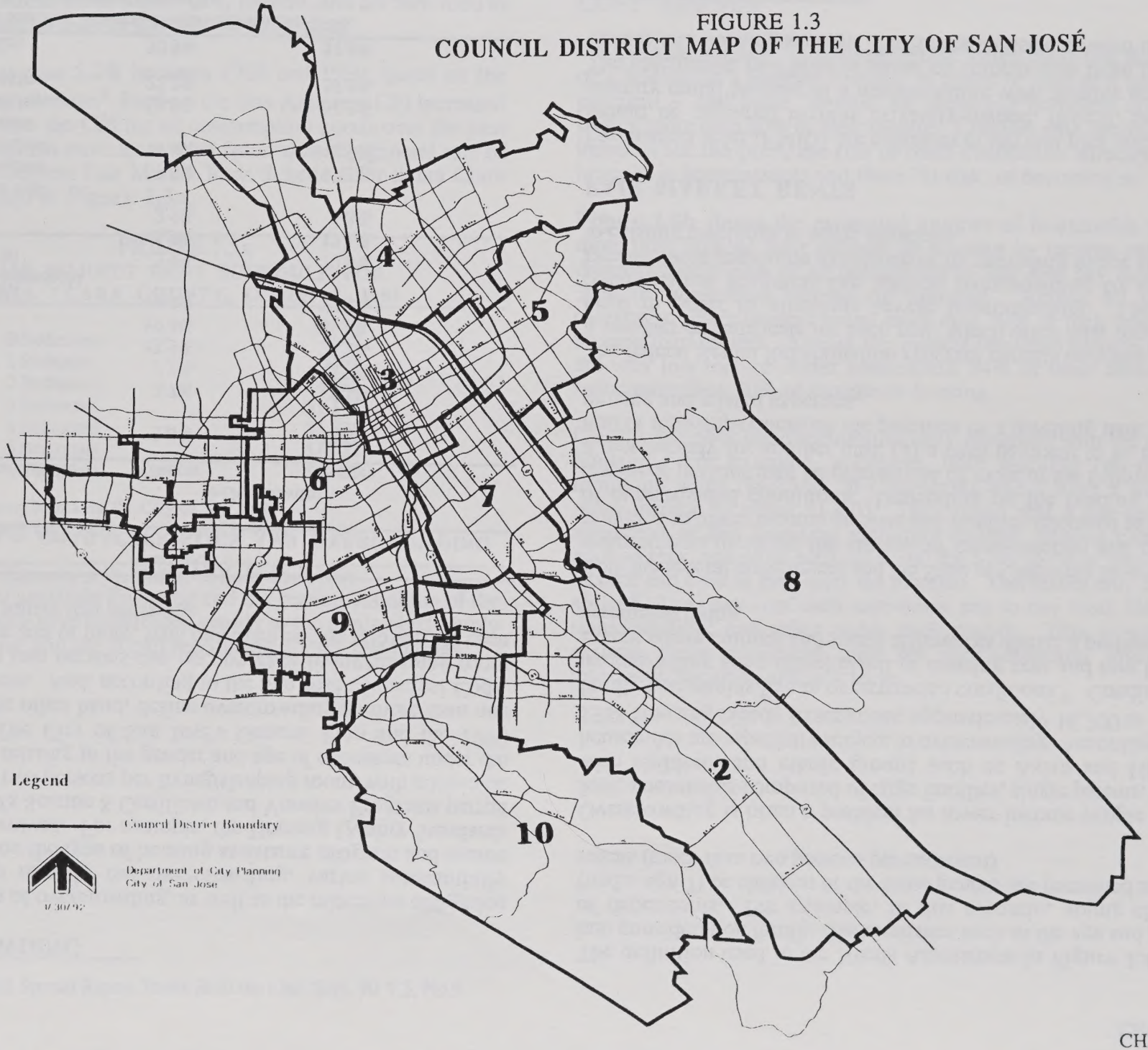
FIGURE 1.2

ESTIMATED HOUSEHOLD INCOME DISTRIBUTION BY COUNCIL DISTRICT: SAN JOSÉ 1987

Council District	Very-Low -50%	Low 51-66%	Low-Mod. 67-100%	High-Mod. 101-120%	Above Mod. 120% +	Total Households
District 1	5,275 20%	3,714 14%	4,651 17%	3,856 14%	9,118 34%	26,613 100%
District 2	4,211 18%	3,819 16%	4,651 20%	3,985 17%	7,126 30%	23,792 100%
District 3	11,593 47%	4,110 17%	3,565 14%	2,243 9%	3,271 13%	24,783 100%
District 4	3,965 18%	3,549 16%	4,391 19%	3,783 17%	6,902 31%	22,591 100%
District 5	9,301 45%	4,359 21%	3,234 16%	1,621 8%	2,237 11%	20,753 100%
District 6	8,419 28%	4,446 15%	4,842 16%	3,847 13%	8,407 28%	29,960 100%
District 7	6,720 29%	3,992 17%	4,259 18%	3,236 14%	5,362 23%	23,570 100%
District 8	4,839 18%	4,227 16%	5,102 19%	4,324 16%	8,258 31%	26,750 100%
District 9	4,438 20%	3,260 15%	3,718 17%	3,209 15%	7,493 34%	22,119 100%
District 10	2,970 14%	2,493 12%	3,156 15%	3,112 15%	9,060 44%	20,791 100%

Source: City of San José Housing Needs Assessment, 1988
Note: Tables may not add to 100% due to rounding.

FIGURE 1.3
COUNCIL DISTRICT MAP OF THE CITY OF SAN JOSÉ



OVERCROWDING

The definition of overcrowding, as well as the relocation obligation applicable to remedy the overcrowding, varies substantially depending upon the type of housing assistance program and source of funding involved. For example, the Housing Quality Standards used for HUD's Section 8 Certificate and Voucher Programs permit no more than two persons per living/sleeping room, with additional requirements relating to the gender and age of occupants under the age of 18. The City of San José's General Plan and the 1990 Census, on the other hand, define overcrowding as more than one person per room. And, according to the San José Municipal Code, no more than two persons can occupy each living/sleeping room with 70 square feet or more, with one extra person allowed for each additional 50 square feet per room.

FIGURE 1.4
HOUSEHOLD CHARACTERISTICS AND OVERCROWDING

Household Characteristics	% Overcrowded Owners	Renters
All Households	5.6%	12.5%
Race		
White	3.7%	8.3%
Black	7.2%	13.2%
Asian	13.5%	26.3%
Other	19.4%	25.6%
Hispanic*	16.4%	27.2%
Age of Head of Household		
Under 30	3.9%	10.6%
30-61	6.5%	17.1%
62+	2.5%	1.8%
Married Couples with		
1-2 Children	7.6%	17.5%
3-4 Children	14.8%	41.9%
Single Parents with		
1-2 Children	18.8%	31.8%
3-4 Children	22.2%	59.3%
Extended Families	30.8%	51.6%

Source: City of San José Housing Needs Assessment, 1988.
*Hispanics not included in other categories.

The definition used in the Needs Assessment in **Figure 1.4** takes into consideration family characteristics such as the age and gender of dependents. For example, in this scenario, young children (under age 7) or children of the same gender are permitted to share rooms (more than two persons per bedroom).

Overcrowding is often a problem for lower-income people of San José; households comprised of large families, single parents, renters with children, and ethnic groups such as Asian and Hispanic households are especially subject to overcrowding. According to the 1988 Housing Needs Assessment, approximately 16,700 to 16,900 family households live in overcrowded conditions.[8] Conditions of overcrowding are a direct result of housing cost and rent burden, except where cultural and social differences dictate a preference for communal living.

Both the federal government and the State of California have specific requirements dictating the amount of compensation that must be provided to lower income persons and families relocated as a result of overcrowded conditions. Depending on the funding source, displaced persons may be offered one or more of the following: (1) a rent subsidy for another unit; (2) a cash payment to be used for rent or a downpayment on the purchase of a dwelling unit; and (3) moving and related expenses.

The federal Rental Rehabilitation Program permits only one Section 8 voucher or certificate for each unit, which often falls short of the need in order to eliminate severe overcrowding. The City's rehabilitation programs can address overcrowding by assisting families with relocation assistance or by providing minor additions to existing dwellings in some situations.

FAIR MARKET RENTS

Fair market rents (FMRs) are estimates of the rent plus utilities that would be required to rent privately-owned, decent, safe, and sanitary rental housing of a modest nature with suitable amenities. The calculation of FMRs is based on information from the 1990 Census and housing surveys. FMRs are adjusted upward using the

[8]City of San José Housing Needs Assessment, 1988, p. 15

Bay Area Consumer Price Index (CPI) for rent, and are then used to establish subsidized rents in the Section 8 Program.

Bay Area rents rose 5.2% between 1989 and 1990, based on the CPI for residential rents.[9] Further, the Bay Area rent CPI increased more rapidly than the CPI for all consumption goods over the past year, indicating that rents have risen faster than the general rate of inflation. The current Fair Market Rent Schedule for Santa Clara County is shown in **Figure 1.5a**.

FIGURE 1.5a
FAIR MARKET RENT SCHEDULE FOR SANTA CLARA COUNTY, October 1, 1991

0 Bedrooms	$617
1 Bedroom	$749
2 Bedrooms	$883
3 Bedrooms	$1,103
4 Bedrooms	$1,236
5 Bedrooms	$1,421
6 Bedrooms	$1,607

Mobile Home Space Rents for the City of San José:
Single-Wide $353 Double-Wide $412

Source: Housing Authority of the County of Santa Clara 1991

The shortage of available financing and the general condition of the national economy have contributed greatly to the diminished supply of rental housing, and are in part responsible for the rise in rents.

COST BURDEN

"Affordable housing" is defined as that which costs less than 30% of a household's income -- either in terms of rent or a mortgage payment -- and those "at-risk" of becoming homeless are those paying more than 30% of their income. Coupled with declining real incomes for the poor, the rise in rents contributes directly to the increase in homelessness and those "at-risk" of becoming so.

Figure 1.5b shows the estimated number of households paying more than 30% of their income on housing by income category. Approximately 33% of all households in San José pay more than 30% of household income on housing. Across all income categories, fewer owners spend more than 30% of their household income than renters. Among the hardest impacted income groups are very low income renter households: 84% of these households spend more than 30% of income on housing.

Clearly, the poor are disproportionately burdened with the cost of housing. For example, a couple, both working full-time at minimum wage ($4.25/hr. in California) would have a monthly gross income of about $1,470. They could rent a one-bedroom apartment in San José (not including deposit, moving expenses, hookup fees, and other start-up costs) for $749 (51% of their gross income and 68% of their after-tax income). This leaves only $356 -- about $12 per day -- of their take-home pay to buy food, clothing, transportation, and other needs each month. This would also assume their employers paid for medical/dental insurance, retirement, vacation, and sick leave.

[9] Bay Area Council Special Report 'Rents Hold the Line' Sept. 90 V.3, No 9

FIGURE 1.5b

ESTIMATED HOUSEHOLDS PAYING OVER 30% OF INCOME FOR HOUSING COST : SAN JOSÉ 1988

Number of Households		Number of Owners over 30%	% over 30%	Number of Renters over 30%	% over 30%	Total HH over 30%
Very Low Income:	61,735	11,460	58%	35,475	84%	76%
Low Income:	37,971	6,320	37%	7,935	38%	38%
Low -Mod Income:	41,571	7,185	27%	1,500	10%	21%
High-Mod Income:	33,217	5,410	22%	300	3%	17%
Above Mod Income:	67,237	4,600	8%	0	0	7%
TOTALS	241,731	34,975	24%	45,210	48%	33%

Source: City of San José Housing Needs Assessment; table may not add to 100% due to rounding.

SPECIAL POPULATION HOUSING NEEDS

Special housing needs, as traditionally defined, include those families headed by single parents, the elderly, persons with disabilities, the homeless, and large families. Under the Cranston-Gonzales Act, participating jurisdictions must now include other special needs groups, such as those with AIDS, children in need of interim or long-term care, and households at-risk of homelessness. In addition, emphasis is placed on retaining existing affordable housing, expanding opportunities for homeownership, and providing housing-related assistance in the form of supportive services. While some of these special needs groups may have been the beneficiaries of selected HUD programs in the past, the CHAS requires the identification and inclusion of these groups in the analysis and strategy of the jurisdiction's housing efforts.

Special Needs: Large Families

Large families are defined as those with five or more persons per household, the special needs of which include decent housing at an affordable price, adequate unit size, and supportive services related to health, employment, and childcare needs. Based on the 1988 Housing Needs Assessment estimates, there were approximately 10,300 large families in San José paying more than 30% of their income for housing (see **Figure 1.5c**).[10] Almost half of these households rented, and nearly one-third were headed by single parents. Renters with large families are much more likely than owners to pay a disproportionate amount for housing (47% for married and 70% for single parents). Large families with incomes below 50% of the county median have even higher disproportionate rents (86% of renters, 65.2% of owners). Of all households considered overcrowded in San José, about 40% were large families.[11]

Special Needs: Single-Parent Households

Single-parent households, usually headed by women, have special housing needs beyond those of many other poor families. As shown in **Figure 1.6**, 55.6% of single-parent renters with one or two children in 1980 paid over 30% of income for housing, while for those single-parent renter families with more than two children, the figure approaches 70%. Despite differences between single-parent owners and renters, all single parents pay proportionately more for their housing than other households; the more the children, the more dire the problem becomes.

[10] City of San José Housing Needs Assessment, 1988, p. S4

[11] Ibid., pp. 19-20

FIGURE 1.5c
PROFILE OF LARGE HOUSEHOLDS IN SAN JOSÉ: 1980

	% of Households Spending over 30% of Income on Housing		Sufficiency of Space ** (% Inadequate)	
	Owners	Renters	Owners	Renters
Married Couples: 3-4 children	25%	44%	15%	42%
Married Couples: 5+ children	17%	47%	26%	39%
Single Parents: 3-4 children	46%	68%	22%	59%
Single Parents: 5+ children	67%	70%	100%	52%
All households in San José	22%	44%	6%	13%

Source: City of San José Housing Needs Assessment, 1988. **Definition of overcrowding as used by the Housing Needs Assessment, 1988

FIGURE 1.6
PROFILE OF SINGLE-PARENT HOUSEHOLDS IN SAN JOSÉ: 1980

	% of Households Spending over 30% of Income on Housing		Sufficiency of Space ** (% Inadequate)	
Single Parents:	Owners	Renters	Owners	Renters
1-2 children	41%	57%	19%	32%
3-4 children	46%	68%	22%	59%
5 or more children	67%	70%	100%	52%
Single Parents w/public assistance income	27%	68%	24%	50%
All households in San José	22%	44%	6%	13%

Source: City of San José Housing Needs Assessment. **Definition of overcrowding as used by the Housing Needs Assessment, 1988

Special Needs: Lower-Income Seniors

Action: The Department will work with the Department of Parks, Recreation, and Community Services' Office on Aging to develop better information on seniors as part of the next CHAS update.

The Council on Aging (County of Santa Clara) and the City of San José jointly funded a senior needs assessment for persons 60 years of age and older, entitled Coming of Age: A Profile of the Older Population of the City of San José (1989), which discussed the "Greying of America," estimating that almost 15% of San José's population will be age 60 or older by the year 2000. Currently, there are 80,273 people 60 or older living within San José, representing 10% of the total population. The needs assessment found that affordable housing was a substantial concern for older adults, particularly those who are renters (approximately 11% of all persons over 60 years in age) and for those seniors who are on low or fixed incomes. The needs assessment also reported that, based on surveys with seniors, the absence of sufficient subsidized senior housing causes seniors to be placed in nursing homes prematurely and may cause some frail seniors to remain in their homes and live in an isolated condition.

This survey further found that 21% of single seniors have incomes below the Supplemental Security Income (SSI) level ($575

monthly), and 39% have incomes below $750 a month. Nearly two-thirds, or 65%, of single seniors and one-third of married seniors (33%) reported incomes below the county low-income standard of $1,260/mo for singles and $1,440/mo for married couples.

The 1988 Needs Assessment estimated that over 10,000 households with seniors over age 62 spent over 30% of their income on housing, while nearly 7,500 spent 40% or more (see **Figure 1.7**). The data suggest, therefore, that approximately one third of seniors have a housing affordability gap. However, with unexpected health, family, or income changes, the housing problem can become acute, with the shortage of housing options for older adults an increasing problem.

The Coming of Age report also discussed the need for senior housing for San José's Asian community; these seniors often retain strong ties to their original culture and remain non-English speaking. The needs of Asian seniors was further addressed in the Housing for Older Southeast Asian Refugees study (1990), prepared by the Center for Southeast Asian Refugee Resettlement (CSEARR), which indicated that high rents, overcrowding, transportation and substandard living conditions are major issues. Senior housing, in the form of affordable congregate care, was suggested as a viable option. Senior service providers, interviewed for the City's Needs Assessment, expressed a need for life care facilities. Existing facilities in San José for both congregate and life care are generally privately developed and beyond the means of lower-income seniors.

The combination of the high level at which senior citizens spend on housing and the continued increase in the number of seniors indicates that there is, and will continue to be, a housing affordability problem for older persons, especially for senior renters. Senior homeowners will also experience difficulty when non-housing expenses increase and incomes do not. The CSEARR urged a targeted, integrated and culturally sensitive program to address the Southeast Asian senior needs, including (1) an increased emphasis on affordable housing for very low income Southeast Asian refugees, (2) SRO-type housing, (3) Section 202 Senior Housing in conjunction with Congregate Housing Services Program, (4) affordable large-family housing for extended families, (5) shared housing programs, and (6) use of City and State housing funds.

FIGURE 1.7

ESTIMATED SENIOR HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING 1980

	Percentage of HH		Total Estimated HH	
	Owners	Renters	Owners	Renters
30% of income				
Age 62-64	13.1%	44.0%	411	606
65+	17.3%	65.7%	1,990	4,807
40% of income				
Age 62-64	7.2%	27.3%	270	376
65+	11.7%	49.7%	1,350	3,677

Source: City of San José Housing Needs Assessment, 1988

Special Needs: Persons with Disabilities

Action: The Department will research and rewrite this section in the next CHAS update to incorporate concerns regarding a more comprehensive needs assessment of persons with disabilities; better definitions and housing requirements of those with physical, mental, and developmental disabilities; and new information as contained in the American Disabilities Act of 1990.

HUD defines a disabled family as a household composed of one or more persons at least one of whom is an adult (at least 18 years of age) who has a disability. A person is considered to have a disability if the person has a physical, mental or emotional impairment that is expected to be of indefinite duration and substantially impedes his or her ability to live independently.
There is an absence of reliable data on persons with disabilities living in San José. In 1980, there were 56,900 persons with disabilities in Santa Clara County not participating in the labor force. About 40,000 "mobility impaired" persons lived in the county, based on 1980 Census figures.[12]

[12] U.S. Census, Census of Population and Housing 1980

Analysis of the 1980 Census further indicates that 9.1% of the households have at least one person with a work disability. Other City research indicates that this number has been fairly constant over time. The 1987 estimates of households with at least one person with a work-related disability and which therefore may need financial housing assistance are shown in **Figure 1.8.** The data suggest that, in both 1980 and 1987, 54% of San José renter households with at least one person with a work disability were paying 30% or more of their income for rent. About 20% of owned households with one or more persons with disabilities paid 30% or more of their income for housing.[13]

FIGURE 1.8
ESTIMATED WORK-DISABLED HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING, 1980 AND 1987

	1980		1987	
	Owners	Renters	Owners	Renters
HH w/1+ Work Disabled Person	19,		22,[illegible]	
Housing Costs 30%+				
Percent	19.6%	54.3%	19.6%	54.3%
Number of HH	2,530	4,374	2,910	5,030
Housing Costs 40% +				
Percent	13.0%	37.6%	13.0%	37.6%
Number of HH	1,450	3,010	1,668	3,460

Source: City of San José Housing Needs Assessment, 1988

United Way data on persons with mental disabilities for 1984 indicate that there were about 4,000 chronically mentally ill adults in Santa Clara County. Of these, 650 (16%) lived in licensed board and care facilities in the downtown San José area.

In San José, new multi-family construction must be equipped for persons with physical disabilities, as required by federal and/or state laws depending on the funding source; however, all multi-family units (four or more units) built under HUD guidelines must be accessible to persons with disabilities regardless if federal funds are used (federal regulations pre-empt State requirements and the Uniform Building Code).

Action: The Department will consider barrier-free requirements that exceed local, State and federal requirements for disabled access as part of Department projects and incorporate changes as appropriate in the next update of the CHAS.

Special Needs: Persons with AIDS/HIV

Based on available health service data, there are estimated to be approximately 7,000 HIV+ persons in Santa Clara County.[14] The Health Department in Santa Clara County projects 2,671 cases of full-blown AIDS by the end of 1992.[15] The total number of AIDS/HIV persons is expected to grow by about 700 over the next two years.

The County of Santa Clara has prepared a Community-wide Acquired Immune Deficiency Syndrome/Human Immunodeficiency Virus (AIDS/HIV) Service Plan for 1990-1992. The Plan addresses the existing health care system and resources, and develops priorities for action within the County. The housing options for persons with AIDS/HIV disease include temporary shelters, rent subsidies, long-term residential programs, housing referral services, hospices, and emergency housing subsidies.

Clients, service providers, and policy makers have expressed the urgent need to provide affordable housing options to persons with AIDS who are too ill to live without assistance.[16] Housing options are further compounded when an individual has multiple illnesses. Indeed, existing residential programs often do not have the resources to address the complex needs of AIDS clients.

Although existing housing options do exist, there is limited space available and there are no guarantees that a person with AIDS

[13] City of San José Housing Needs Assessment, 1988, p. 23

[14] City of San José Housing Needs Assessment, 1988, p. D-1, P-4

[15] AIDS/HIV Community Services Plan, Santa Clara County p. M-6

[16] Ibid., p. P-1

needing shelter will find a bed. Critical health care issues include the need for more shelter facilities, the risk of exposure to opportunistic diseases in shelters (such as tuberculosis), and the lack of education for shelter staff on the subject of AIDS/HIV special needs.

Several areas of concern were expressed in the Service Plan. For those AIDS patients classified as permanently disabled, it takes approximately six months to become eligible for HUD Section 8 rental assistance. Persons with disabilities must currently wait up to two years to receive Section 8 assistance. Rental assistance may therefore not arrive fast enough for some critically ill people, and the need for rent subsidies far outstrips the availability.

Also of concern is that as persons with HIV infection become sicker and unable to work, they may lose their housing. Without permanent housing, they may be forced to live on the street at a time when housing is critical for their health. Once sick and hospitalized, they may remain in the hospital because no appropriate housing is available.

The AIDS Service Provider Network (ASPN) In-Home Support/Housing Committee found a number of agencies that provide housing services to AIDS/HIV clients. Survey work done in conjunction with the report indicated that 2.2% of AIDS diagnosed patients had no permanent residence. Additionally, 4.4% of HIV-infected persons also indicated they had no permanent residence. For all other clients who had tested positively for HIV, or with HIV symptoms, approximately 2% reported no permanent residence. It is estimated that 10%-15% of the homeless population is HIV-infected.[17]

Low-cost, permanent housing is provided to homeless persons with AIDS by the ARIS Project AIDS Residence Program in collaboration with Housing for Independent People. The ARIS Project manages two residence sites, owned by Housing for Independent People (HIP), with a third scheduled to open in 1991. Housing five men in each facility, the average stay is six months.

[17]AIDS/HIV Community Services Plan, Santa Clara County p. P-2

ARIS coordinators project that 75 additional beds are needed in Santa Clara County for 1990.

In a related study, the Valley Medical Center projected a need for between 18 and 64 long-term acute care beds. HIP has proposed a 185-bed capacity skilled nursing facility, which will provide 24 beds for AIDS patients by 1992.[18] Long-term housing needs for women with AIDS and families have not been adequately addressed.

Special Needs: Homeless

Action: The Department will include new information on the homeless as found in the Stanford Study of November 1991 in the next CHAS update.

Comprehensive and reliable statistics on the homeless are not readily available and estimates vary widely. The U.S. Census reported a homeless population of 1,062 (917 sheltered and 145 in visible street locations) in the City of San José on the Homeless Census Night in March 1990.[19] However, even the Census Bureau concedes that this number is low. Most attempts to document the homeless cite the number of people who were homeless for at least one day during the course of a year. Homebase, a regional support center for the development of homelessness policy and programs used AFDC Homeless Assistance statistics to estimate Santa Clara County's homeless population at 13,000 in 1987.[20] Help House the Homeless, a nonprofit advocacy group, reported in January 1989 that the homeless population for the County for FY1987-88 was 19,600.[21]

Shelter statistics have not always reflected a consistent method of collecting data. Most shelters record "shelter beds occupied" (i.e., beds per night) and the number of different people occupying those beds over a year's period. However, confidentiality considerations make it difficult to compare multiple-agency statistics where people

[18]Ibid., p. M-6

[19]1990 Census of Population and Housing, Summary Tape File 1, p. 5

[20]"Homeless In The Bay Area", Homebase, 1989.

[21]Help House the Homeless, January 18, 1989

move from shelter to shelter, as well as those who are turned away. Nonetheless, shelter statistics do provide at least a grasp of the homeless problem in San José.

San José provides approximately 85% of Santa Clara County's permanent shelter beds and about 50% of the seasonal beds. Most of the meal programs for the homeless and near-homeless are also located in the City. A survey conducted in 1989 indicated that over 90% of the County homeless were local residents immediately prior to becoming homeless, and that over 60% reported their last residence as in or around the City of San José.[22] The homeless shelters in San José operate at capacity on a nearly continual basis; the Cold Weather Shelter reached capacity for the first time last winter when 37,666 shelter beds were filled over a period of 133 days, representing a 15% increase in beds occupied from the winter before.

A number of detailed surveys on the characteristics of the homeless have been undertaken, but few have generated comprehensive, reliable data. One exception is the 1989 survey conducted by the Demographics Committee of the Santa Clara Homeless Overview Study Task Force, which is currently used as the primary source for characteristics of the local homeless population.

Characteristics of the Homeless Population[23]

Families:	
female heads of households	51%
only one child	33%
two to four children	54%
five or more children	13%
children under age five	42%
Ethnicity:	
White	40%
Black	35%
Hispanic	21%
Native American	2%
Asian or Pacific Islander	1%
Other	1%
Marital Status:	
single	65%
married	10%
divorced	12%
separated	12%
widowed	1%
Age Groups:	
under 18 years of age	43%
between 19 and 44	46%
between 45 and 64	9%
over 65 years of age	1%
Gender:	No consistent data has been tabulated.
Mentally Ill:	39%
With Alcohol and Drug Problems:	49%
Victims of Domestic Violence:	
known to suffer spousal abuse	5%
known to suffer child abuse	2%
Veterans (primarily from the Vietnam War):	26%
With Physical Disabilities:	5%
Income Sources:	
AFDC income	26%
veteran's benefits	11%
unemployment	10%
no income	22%
other government assistance	19%
Length of Current Homelessness:	
less than one month	40%
more than a year	22%
One to three months	15%
three to six months	8%
six to 12 months	15%

Runaway and Abandoned Youth:
Very little reliable local information on this segment of the homeless population was available at the time this CHAS was

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22 Demographics Committee of Homeless Overview Study Task Force, Homelessness in Santa Clara County 1989

23 Ibid.

developed; the next CHAS update will include relevant information from the Stanford Study.

Special Needs: Those At-Risk of Homelessness

At-risk populations are persons threatened with homelessness or becoming unsheltered. The at-risk population in San José is a diverse and growing population, cutting across all ethnic and age groups. Their one commonalty is a low, often fixed income; people with low education levels and minimal job skills are considered a high risk as well. If any of these conditions are combined with a health infirmity, the risk increases. Substance abuse also increases the homelessness risk factor.

The City's affordable housing strategy emphasizes the construction of new rental units with restrictions to maintain affordability for very low and low income persons. The City's current funding policy for new construction outlines a spending ratio of 60% for very low, 25% for low, and 15% for moderate income families. This strategy and funding policy will help address the risk of homelessness by providing very low income housing opportunities (see detailed discussion, Section III).

Special Needs: Persons Needing Transitional or Permanent Supportive Housing

There are two basic categories of supportive housing: permanent supportive housing for persons with disabilities and temporary or transitional housing. The City of San José has recognized the need for permanent supportive housing for some time, and has contributed to the creation of such housing either directly through its housing programs, or by encouraging the development of supportive housing by private or other public entities. Transitional housing is a newer concept that combines residency typically not exceeding two years along with a variety of supportive services designed to transition people into permanent housing.

The County currently supports several live-in recovery programs for cocaine abusers, as well as an out-patient methadone program. Both programs experience more demand than can be served, and neither currently offers follow-up supportive housing options.

With homelessness growing each year, there is a desperate need for transitional housing, places where individuals or families can reside, at substantially reduced rents, while saving enough money to regain a footing in San José's tight housing market. While in transitional housing, the emotional trauma sustained in the process of becoming homeless is addressed, as are economic issues, parenting, housekeeping, and other living skills.

Action: the Department will investigate issues relating to migrant farmworkers and transitional housing in the next update of the CHAS.

Special Needs: Youth

Children are the most vulnerable population in any society; their safety, health, education, and nurturing are dependent upon adult supervision and care. When parents or other caretaker adults are not able to provide the basic necessities for a child, the child 's well-being is severely impaired.

In 1985, the City Council established a Child Care Task Force to assess existing child care services and to make recommendations to the City Council addressing unmet child care needs in its community. As a result of the study, the Office of Child Care was opened in 1988 and a Child Care Commission was created in 1989. The San José Policy on Children and Youth was adopted by the City Council in June 1990. Policies addressed by the report include health, education, housing, welfare, and childcare. The City's policies emphasize affordable housing, especially for low and very low income families with children. Housing options for families with children, including single heads of household, include temporary shelters, family shelters, safe-houses, rent assistance, and low-interest homeownership loans.

Within the Countywide social service system, a number of programs focus on assisting families with children. Their reported average Aid For Dependent Children (AFDC) grant was $633 per month for 1990. AFDC Homeless Assistance provides temporary shelter and/or payments for permanent housing. The California Medical Assistance Program provides basic health care for income-qualifying families and children. Other services focus on child welfare, abuse, neglect, or exploitation, including County programs that provide

emergency child assistance, family assessment, crisis intervention, foster care, and adoption programs.

The only shelter for youths in San José is the Santa Clara County Children's Shelter, providing emergency shelter for wards of the court (usually victims of abuse or neglect) from newborn to 18 years of age. The facility has a 90-bed capacity and is constantly full. Shelter officials report that on eleven days in 1990, the shelter population limit was exceeded. The closest private shelter is the Bill Wilson Center in neighboring Santa Clara, housing 6 to 8 youths and focusing on family counseling and reunification.

For more than a year, the Emergency Housing Consortium (EHC) has employed an outreach worker to establish contacts with homeless youth in an area bounded by Downtown San José to the north, and the Campbell city limits to the south. Between July 1, 1990 and August 15, 1991, the outreach worker has worked with 700 different children whose ages ranged from 8 to 20 years. Approximately 250 were classified as "permanently homeless", or youths who have created extended families of their friends here in San José. About 350 are termed "chronic runners", or those who come from severely dysfunctional families and alternate between intolerable home conditions and the equally dangerous and unlivable street conditions. The final group of about 100 youths are termed the "circle group", as they have adopted a life-style of accessing every service they can in one community before moving to another and repeating the process.[24]

Special Needs: Non-Residents of San José

The revised CDBG regulations require that the CHAS include information about the housing assistance needs of those expected to reside in the City as a result of employment and labor market changes to consider further the needs of lower income workers. Employed residents of San José totaled 423,400 in 1989; total jobs in the City were 300,020.[25] However, it is assumed that some portion of the labor force in San José that commutes here to work would seek housing in San José if it were affordable.[26]

In the period from 1988-1993, the State Economic Development Department (EDD), Labor Market Information Division, projects that Santa Clara County will gain more than 66,000 non-agricultural jobs, or about 13,000 a year. Almost three-fourths of the new jobs will be in the services and trade sectors. The services industry alone will account for more than four out of every ten new jobs. A breakdown of projected employment growth by major industry is found in **Figure 1.9**.[27]

Family income and housing affordability is a function of both family employment patterns (one or two workers, or perhaps more) and the type of jobs available in the high growth industrial sectors.[28] While job growth in the San José area seems quite strong, it is likely that the period from 1988-1993 will be one in which the quality and wage rates of available jobs will decrease. As is the case in other metropolitan areas, the occupational shift in San José is likely to be away from manufacturing and towards the service industries. Lower earnings in diminishing unskilled and semi-skilled jobs will therefore affect the ability of families and individuals to secure affordable housing.

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[24]Emergency Housing Consortium, Homeless Youth Outreach Program field notes, dated 8/19/91

[25]City of San José, Department of Planning, 1989

[26]Because 1990 Census data on income and employment are not yet available, no projections can be made at this time.

[27]Ibid., p. 20

[28]Ibid., p. 39

FIGURE 1.9

EMPLOYMENT BY MAJOR OCCUPATIONAL GROUP, SANTA CLARA COUNTY 1988 (actual) through 1993 (projected)

OCCUPATIONAL GROUP	1988 EMPLOYMENT	% OF TOTAL	1993 (Projected) EMPLOYMENT	% OF TOTAL	NUMERIC CHANGE	% CHANGE
Total, All Occupations	818,000	100.0%	884,600	100.0%	66,600	8.1%
Managers and Administrative	66,320	8.1%	71,990	8.1%	5,760	8.5%
Professional, Paraprofessional, Tech.	217,440	26.6%	247,180	27.9%	29,740	13.7%
Sales & Related Occupations	86,780	10.6%	95,550	10.8%	8,770	10.1%
Clerical, Administrative Support	158,110	19.3%	166,060	18.8%	7,950	5.0%
Service Occupations	93,020	11.4%	102,340	11.6%	9,320	10.0%
Agricultural, Forestry, Fishing	6,680	0.8%	7,480	0.8%	800	12.0%
Production, Construction, Operational & Maintenance	189,310	23.1%	193,660	21.9%	4,350	2.3%

Source: Projections of Employment 1988-1993 by Industry and Occupation San José Metropolitan Area , State of California Employment Development Department, Labor Market Information Division 1991.

Note: Total includes a small number of occupations which were not classified.

ETHNIC AND RACIAL COMPOSITION AND DISTRIBUTION

The ethnic and racial composition of San José changed dramatically between 1980 and 1990. As the City's population increased, so too did the population of all ethnic and racial groups. The categories of race, as measured and reported by the Census, include White, Black, American Indian, Asian-Pacific Islander (includes Vietnamese, Cambodian, Hawaiian, and Filipino), and Other. Hispanics, while considered an ethnic group, may be related to any other racial classification. The population totals, percent of population, population change, and percent of population change for each ethnic/racial group within San José are listed in **Figure 1.10**.

Population growth was not equally distributed among all the ethnic/racial groups between 1980 and 1990. Major changes within each group in San José (excluding Hispanic) include:

- no ethnic/racial group majority within the City for the first time in its history.
- the total number of Whites decreased 3% Citywide, representing 49.6% percent of the total population.
- Blacks gained 26%, representing 4.7% of the total population.
- Native Americans increased by 13%, with 0.7% of the total population.
- Asian/Pacific Islanders increased 194%, adding over 100,000 persons to the City's total population. They now represent 19.5% of the total City population. Vietnamese increased by 423.9% (to 41,303 people), representing the largest single Asian subgroup within the City.
- "Other" (people who did not classify themselves in any of the previously-mentioned categories) gained 20%, representing 12.3% of the total population.

Hispanics increased by 48%, adding 67,938 persons and constituting 26.6% of the total population. Whites, including Hispanics, represent 62.8% of the City's total population, increasing 6%. The breakdown of these groups by age, sex, householder, tenure, type of householder, ownership, aggregate value of ownership, and by number of renters and the value of the rent paid can be found in **Appendix 1**.

The geographical composition by City Council Districts of each group within San José is located in **Appendix 2.** The predominant distribution of each ethnic/racial group within San José indicates that:

- Whites, representing the largest numerical minority (excluding Hispanics), are found in large numbers throughout the City; however, in Districts 1, 9, and 10 they constitute over 70% of the population, and in Districts 2 and 6 they represent over 60% of the population. They are the largest group in all Districts except 3 and 5, where Hispanics predominate.
- Blacks are located evenly in percentage among all Council Districts. They range from 1.9% to 7.3% of all districts, with District 8 having the largest number (7,527 persons) and District 9 having the smallest population (1,099 persons).
- Native Americans are widely dispersed and represent 0.6% or less of any District's population.
- The greatest number of Asians are in Districts 4, 5, 7, and 8, where they represent from 23.4% to 34.7% of these Districts' population.
- "Other", non-specified groups are widely distributed, representing less than 0.3% in any District.
- Hispanics maintain their majority in Districts 3 and 5, as they have for the past ten years, representing 52.6% and 57% of the population, respectively.

ETHNICITY AND COST BURDEN

Figure 1.11 presents the estimated number and percent of households by ethnicity that spent more than 30% of household income on housing in 1987. Within the three major racial classifications (White, Black, and Other), Black households ranked highest, with 47% of all Black households spending over 30% of income on housing. Asian households also ranked high, with 34% of all Asian households spending over 30% of income on housing. Hispanic households, while spread among the racial divisions, also spent a disproportionately large share of household income on housing (39% of all Hispanic households). The right column of **Figure 1.11** shows that of all households spending more than 30% of income on housing, Whites nonetheless ranked highest, at 78%. Thus, despite the higher cost burden of housing on Blacks, Asians, and Hispanics within these groups, the vast majority of households spending more than 30% of income on housing are White.

Action: The Department will include new information on age and ethnicity in the next update of the CHAS.

FIGURE 1.10

ETHNIC and RACIAL COMPOSITION OF THE CITY OF SAN JOSÉ

	1980 City Population Totals By Race		1990 City Population Totals By Race		1980-1990 City Population Change	
Including Hispanics						
White	463,392	73.6%	491,280	62.8%	27,888	6%
Black	29,191	4.6%	36,790	4.7%	7,599	26%
Native American	4,802	0.8%	5,416	0.7%	614	13%
Asian / Pacific Isl.	51,966	8.3%	152,815	19.5%	100,849	194%
Other	80,105	12.7%	95,947	12.3%	15,842	20%
Total	629,456	100.0%	782,248	100.0%	152,792	24%
Hispanic	*140,450*	*22.3%*	*208,388*	*26.6%*	*67,936*	*48%*

Source: City of San José Department of Planning, 1991

FIGURE 1.11

ESTIMATED HOUSEHOLDS SPENDING 30% OR MORE OF INCOME ON HOUSING BY ETHNICITY: SAN JOSÉ 1987

			% OVER 30%
WHITE	NUMBER	59,051	78%
	% OF WHITE HH	32%	
BLACK	NUMBER	5,384	7%
	% OF BLACK HH	47%	
OTHER	NUMBER	11,334	15%
	% OF OTHER HH	34%	
TOTAL		75,579	100%
ASIAN	NUMBER	6,711	
	% OF ASIAN HH	34.2%	
HISPANIC	NUMBER	17,365	
	% OF HISP HH	39.0%	

Source: City of San José Housing Needs Assessment, 1988

ENERGY COSTS

The City of San José's housing rehabilitation programs have encouraged the installation of Energy Conservation Measures (ECMs) for as long as records have been kept. Attic insulation and weatherization have been mandatory rehabilitation standards since 1976 when the City assumed jurisdiction of the Model Cities Program. Housing programs have long recognized that utility costs are part of overall housing costs, and reducing them is a necessary component of achieving affordable housing.

Prior to 1986, the City referred many of its cases to the Citizens Home Energy Conservation (CHEC) program to install free insulation and weatherization. This program is now known as The Weatherization Program, administered by the County of Santa Clara's Economic and Social Opportunities (ESO) program. Since 1986, ECMs have been a direct responsibility of the City's Housing Rehabilitation Program.

City policy requires the BIG SIX ECMs in all housing rehabilitation projects. The BIG SIX are defined by the local utility, the State, and other weatherization programs as: (1) low-flow shower heads; (2) attic insulation; (3) water heater blankets; (4) caulking; (5) weather stripping, and (6) duct insulation.

The City commissioned a "Residential Energy Conservation Measures Analysis" by Eley Associates of San Francisco, a cost-benefit analysis that determines what additional ECMs should be included in housing rehabilitation programs. The report recommends a series of additional conservation measures, such as wall insulation where exterior painting is needed, air-tight windows, and low-flow shower heads and toilets. The City's Office of Environmental Management and the Housing Department recently addressed additional energy conservation measures to be used with all rehabilitation programs, which were recently submitted to the City Council and approved/.

Action: The Department will consider a policy to convert all new Department-funded rehabilitation projects to include gas for space heating and cooking to cut energy costs in the next CHAS update.

Action: The Department will include new energy conservation measures, recently adopted by the City Council, in the next CHAS update.

B. MARKET AND INVENTORY CONDITIONS

HOUSING MARKET CHARACTERISTICS

This section summarizes the local housing market and inventory characteristics, including conditions affecting rental assistance, rehabilitation, new construction, and purchase of low income units. Household formation and size, and information on existing public housing stock and assisted housing is also presented. Also discussed are existing facilities and supportive services available for homeless persons and persons with special housing needs.

Housing Supply and Demand

The housing market in San José reflects the rapid growth in population since 1980, a trend which is expected to continue into the next decade.[29] Furthermore, The Association of Bay Area Governments has found that as of September 1990, only 13% of Bay Area households earned the minimum income needed to purchase the median-priced, single-family house.[30] .Estimates for the projected affordable housing need by 1995 in San José are found in **Figure 1.12.** The ABAG projection of housing needs is based on expected demand for all housing units and includes assumptions regarding demographic changes, household size, job demand, and a vacancy rate needed to reduce speculation in housing values.

FIGURE 1.12

PROJECTED HOUSING UNIT NEEDS, 1988 - 1995

Very Low Income	Low Income	Moderate Income	Abv. Mod Income	Total Need
7,527	5,645	7,903	16,558	37,633

Source: ABAG Housing Needs Determinations, 1989

ABAG's figures indicate that 13,172 new very low/low income units and 7,903 new moderate units are required, for a total of 21,075 new affordable units. Adjusted for the five-year CHAS period and to account for the approximate number of units built since 1988, the City of San José currently estimates that 7,803 new very low/low income units and 4,855 new moderate units are needed during this five-year period, for a total of 12,659 new affordable units.[31] A more refined figure of need will be developed as 1990 Census data become available in 1993.

With the dwindling supply of vacant land and higher costs of labor, material and financing, the cost of housing has continued to climb, rising faster than the average income, according to the ABAG Residential Demand and Development Potential. To further compound the inflated housing market, new housing starts in 1990 were down by 33% in the Bay Area compared to July 1989.[32]

Affordability and Employment Trends

Demand for rental and home ownership units will increase in the next five years, and the existing affordability gap is anticipated to widen further, based on projected future employment growth trends. Employed residents of San José are currently concentrated in the manufacturing and service sectors; new jobs, as previously discussed, will be concentrated in the services and trade sectors. The unemployment rate in June, however, was 6.3%,[33] and it is unclear how quickly the economy will rebound from the recent recession.

An increase in service and trade sectors employment will place more pressure on the affordable housing market, especially for the lower wage earners in the rental category. While the County has more jobs than employed residents, the City has a surplus of employed residents commuting to job locations outside San José.

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[29] U. S. Census, Population and Housing Characteristics 1980 & 1990

[30] ABAG Residential Demand and Development Potential 1991, p. 17

[31] It should be noted that ABAG used 51%-80% of median area income to determine the number of new low income units needed, rather than the 51%-67% now adopted by HUD. Consequently, the actual number of low income units needed, based on the 67% definition, should be less, while the moderate income need should be higher. The Department's projection of new City-assisted unit production, discussed in Sections III and IV, is based on a 67% definition of low income and thus no direct comparison can be made.

[32] ABAG Residential Demand and Development Potential 1991, p. 17

[33] San José Mercury News, Santa Clara County economic review, 6/12/91

Housing Inventory

According to the City's Neighborhood Preservation Department Building Division reports, the supply of all new housing in San José over the past ten years was approximately 32,000 units. Of this, almost 14,000 were single-family and 18,000 were multi-family units. These numbers reflect the continuing desire of residents to live in single-family units (over 60% of current supply is single-family), while the higher number of multi-family units reflects both the economy's and the rental market's conditions. Multi-family rental housing construction peaked in the 1980s but has declined since the 1986 Tax Reform Act was enacted, which eliminated much of the tax benefits for apartment construction.

Existing Assisted and Public Housing Stock

The total number of affordability-restricted housing units within the City of San José is estimated to be between 7,400 and 7,500, reflecting housing unit counts derived from data gathered from the Housing Authority, the City of San José Department of Housing, and the California Coalition for Rural Housing. From 1981 to the present, the City of San José has financed 2,960 units of affordable housing through the use of 20% funds and mortgage revenue bonds. Of these units, 1,637 were available to very low income families, 719 to low income families, and 604 to moderate income families.[34]

Within San José, there are about 4,075 units that have been federally funded, the majority of which are subsidized through the Section 202, 221, or 236 programs.[35] The Housing Authority of the County of Santa Clara currently assists, under Section 8 contracts, 5,236 families in San José and supports another 215 families in public housing units. **Figure 1.13** provides a breakdown of families assisted through the Section 8 program and **Figure 1.14** outlines public housing units by income category, bedroom size, racial/ethnic category, and family group type.

[34]City of San José Department of Housing, 1991

[35]California Coalition for Rural Housing Project, Inventory of Federally Subsidized Low-Income Rental Units At-Risk of Conversion, 1990

FIGURE 1.13

NUMBER OF ASSISTED FAMILIES: SECTION 8 UNITS = 5,236

By Bedroom Size:		By Income:	
0 BR	41	Low	171
1 BR	915	Very Low	5,065
2 BR	1,549		
3 BR	1,825		
4 BR	844		
5 BR	56		
6 BR	6		

By Race:		By Ethnicity	
White	2,899	Hispanic	2,178
Black	582	Non-Hispanic	3,050
Nat.American	6		
Asian/Pacific Isl	1,746		

By Family Group Type:			
Elderly	900	Disabled	840
Family	3,418	Single	77

Source: Housing Authority of the County of Santa Clara, July 31, 1991

FIGURE 1.14

NUMBER OF ASSISTED FAMILIES IN PUBLIC HOUSING = 215

By Bedroom Size:		By Income:	
0 BR	0	Low	3
1 BR	198	Very Low	212
2 BR	17		
3 BR	0		
4 BR	0		
5 BR	0		

By Race:		By Ethnicity	
White	143	Hispanic	17
Black	11	Non-Hispanic	198
Nat. American	0		
Asian/Pacific Isl	61		

By Family Group Type:			
Elderly	192	Disabled	23
Family	0	Single	0

Source: Housing Authority of the County of Santa Clara, July 31, 1991

MARKET EFFECTS ON AFFORDABLE HOUSING

The effects of the market on the production and retention of affordable units are complex, since the supply of land and the demand for housing is related to the regional economic activity, the current policies of the jurisdiction, the demographics of the area, and a host of other factors. As indicated in previous sections, the continued rise in the City's population dictates a continued need for affordable housing, and the projected increase in certain employment sectors will also generate a housing demand, especially for affordable housing.

Residential construction activity is at the lowest level since the recession era of 1981-82. Opportunities based on trends analysis for single-family development are expected to diminish, while multi-family construction, especially condominium development, is expected to gradually increase through 1995-96.[36]

These population and employment trends and development costs are compounded by financing trends and political constraints. The poor loan record established by the savings and loan industry has had an enormous effect on the availability of housing construction funds, as has the continuing recession in general. The resulting tighter federal loan regulations and banks' conservatism have further reduced opportunities for the funding of needed housing.

A local effect on housing affordability is the wide cost difference for housing in different areas of the City. Within San José, the average selling price for a single family detached residence as of June 1991 was:

$190,225	East Side	$230,094	Blossom Valley
$193,006	South San José	$249,264	Evergreen
$212,881	Central San José	$256,405	Cambrian
$223,597	Santa Teresa	$285,558	Willow Glen
		$340,343	Almaden Valley

Source: San José Real Estate Board, June 1991

[36]City of San José Department of City Planning, Construction Activity Reports 1990-1996, p. 6

Nationwide, urban limit lines, slow growth policies, and restrictive local development regulations can be significant constraints to development.[37] While San José is committed to producing lower-income housing, competing priorities for limited resources may restrict some affordable housing options. Additionally, some communities fear that affordable housing will result in lower land values, more congested streets, and a rising need for new infrastructure.[38] Indeed, the "NIMBY" syndrome ("Not in My Backyard") is pervasive in many communities, despite strong evidence that affordable housing will guarantee housing for existing and future generations.

Another effect on the availability of affordable housing is the amount of vacant land within the City that is available for construction of residential structures. The City of San José currently permits residential construction within its Urban Service Boundary; within this boundary the amount of vacant available land for residential construction and the number of units that could be built are found in **Figure 1.15.** The projected build-out of residential vacant land within San José is 34,646 dwelling units, based on average densities actually built in San José. Using maximum densities, the vacant land could yield over 44,000 units.

FIGURE 1.15
VACANT LAND INVENTORY JULY 1990

	Single Family	Multi-Family	Total
Acres	5,396	1,233	6,629
% of Acres	81%	19%	100%
Units	11,215	23,431	34,646
% of Units	32%	68%	100%

Source: City of San José Planning Department, 1990 Vacant Land Inventory

The projected housing need for all income levels, between 1988 and 1995 as estimated by ABAG, is 37,633 dwelling units. Nearly 7,500 units were authorized by building permits between 1988 and

[37]"Not in My Backyard": Removing Barriers to Affordable Housing, 1991. See Chap. 2, pp. 2-1 to 2-14

[38] Ibid., p. 3

1990, and thus by subtracting these from the total ABAG need (37,633 units - 7,500 units = 30,133 units) there is enough vacant land available to accommodate ABAG's total projected housing need.

The City's Housing Appendix Update (November 1991) provides additional information on potential residential yield. General Plan Discretionary Alternate Use Policies allow development at higher densities than normally permitted in certain instances (e.g., on infill parcels of less than two acres or for affordable housing) and also allows residential development on lands designated for non-residential use in certain areas. The additional number of units resulting from these policies cannot be quantified with certainty, but it is estimated to yield an additional 10% of residential capacity. The City will also be proposing General Plan Amendments and specific plans over the next few years related to the Housing Initiative Program, which encourages the development of high density housing near transportation hubs, to increase the potential housing supply further.

Action: The Department will address the issue of specific plans and the provision for affordable housing in the next update of the CHAS.

Rental Market: The market is more likely to generate rental units than for-sale single family units, based on continuing trends. The rental housing need includes single individuals, as well as families, at all income levels. City efforts continue to place emphasis on increasing the supply of affordable rentals to accommodate existing needs.

Recent figures estimate that only 4.1% of the total households in San José (slightly over 10,000 households[39]) receive housing assistance. The County Housing Authority has over 14,000 persons on their waiting list for assisted housing.[40] The City estimates that some overcrowding as a result of population increases and needs of special groups could account for additional assisted housing needs through 1995.

Loss of Rental Stock: Market pressure to revitalize neighborhoods or conversion of federally assisted housing units to market rate can result in the loss of housing units affordable to lower-income households.[41] As part of the Cranston-Gonzales National Affordable Housing Act of 1990, Congress adopted legislation regarding the preservation of certain low-income housing projects in which the low-income use restrictions expire after twenty or more years. The new preservation law is known as the "Low-Income Housing Preservation and Residential Homeownership Act" (LIHPRHA).

Under the Act, an owner may file a Notice of Intent to repay the federal loan. Federal subsidies are available to guarantee to an owner an 8% return (includes new project-based Section 8 contracts) or to assist nonprofits or tenants in the purchase of the project. Nonprofits and public agencies have the first right of refusal to purchase projects "at-risk" of converting to market-rate rents.

The City convened a Task Force on the conversion issue in 1987 and produced a comprehensive report with recommendations. The Report, entitled the Federal Housing Conversion Task Force Report (1989), identified 17 projects in private ownership with 2,268 units "at-risk" of conversion through 1995. Plans of Action, required by the new regulations to provide for the preservation of existing units, have already been filed for five projects.

As a result of the Task Force effort, the City intends to replace all lower income units lost through conversion of federally funded projects on a one-to-one basis. The City would permit up to $10,000 per unit of replacement cost, or 15% of development costs, whichever is less. Nonprofits or tenant purchasers would be responsible for obtaining all other financing. The City has contracted with the California Housing Partnership Corporation to provide assistance in negotiating terms, reviewing financial

[39] BAC, Bay Area Housing Compendium, p. F-10

[40] However, this list was closed in 1988 and may contain individuals and households no longer eligible for housing assistance, and therefore is not a reliable determinant of need

[41] The loss of units through Redevelopment activities is temporary, since State law requires that replacement occur within four years.

proposals, assisting tenants in the process, and to review legal documents. Sources of funding for acquisition include conventional financing, State bond funds, California Housing Finance Agency funds, tax credits, new federal programs such as HOME and HOPE, local 20% funds, and bonds.

Action: The Department will include new information regarding the number of lower income units removed and replaced in the Downtown in the next CHAS update.

Homeownership Market: Homeownership is beyond the means of many families and definitely beyond the means of lower-income households. Subsidies to first-time buyers have typically been in the form of Mortgage Credit Certificates (MCCs) which tend to benefit moderate income buyers who have the necessary down payment. Greater subsidies to lower income households are typically required for homeownership unless a program of "self-help" or other creative means is employed.

Rehabilitation Market: Generally, the conservation of existing units is more economical than replacement or development of new units. San José has a proactive rehabilitation housing program which incorporates both CDBG and 20% funds for both rental and ownership projects. Opportunities for adaptive reuse of commercial structures and residential renovation needs to be continually encouraged in the development community.

Special Needs Housing Market: The housing needs of lower-income special needs groups present one of the greatest challenges. Because these households may have limited or restricted earning capacity, greater public subsidies may be involved.

At-risk households or individuals, such as the homeless or potential homeless or persons in a transitional phase, are the most difficult to house. Many have individual needs which cannot be met with traditional housing solutions, often requiring special services which may not be readily available.

Because of national attention, the homeless population has had more energy focused on it in the past few years; however, there continues to be a need to provide housing to fill the economic gap between homelessness and the area's very high rents. To this end, the City has issued two Notices of Funding Availability (NOFAs) (1990 and 1991) for Single Room Occupancy projects, and continues an extensive housing program with emphasis on housing for lower income people.

Local housing advocates and social service agencies recognize the need for alcohol-free group houses, support houses for recovering drug abusers, and transitional housing for newly released/paroled jail internees.

INVENTORY OF FACILITIES AND SERVICES FOR PERSONS WITH OTHER SPECIAL NEEDS

As previously mentioned, the only shelter for youth in San José is the Santa Clara County Children's Shelter which provides emergency shelter for wards of the court (usually victims of abuse or neglect) from newborn to 18 years of age.

All emergency shelters in San José are continually running at or near capacity; many maintain waiting lists. According to a report by the Santa Clara County Homeless Services Coordinating Committee, another 140 shelter beds for families with children, 600 shelter beds for single persons of both sexes, and 150 more beds for single males are needed Countywide.[42]

There are currently fewer than 180 transitional housing beds available in San José that are not tied to specific medical or addiction programs. The City is beginning to move toward this need; last year, one application for transitional housing was processed in San José. This year, the City recommended three projects for HUD funding. The City is also involved in the proposal of a Multi-Service Center for the homeless which could include a transitional housing component for several hundred people. The following is an inventory of facilities and services for persons with other special needs in San José:

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[42]Interim Report, Santa Clara County Homeless Services Coordinating Committee, May 21, 1991.

Emergency Shelters

Name	Clientele	Capacity
Violet Rice	pregnant teens	16
Heritage Home	pregnant women	19
Next Door	battered women	30
Brandon House	women (& child.)	32
Casa de Clara	women (& child.)	7
Women's Hsg. Conn.	women (& child.)	25
Commercial St.	men	50
Hospitality House	men	30
Montgomery St.	men	50
Rescue Mission	men	32
Sanctuary Short	single adults	100
Julian Street Inn	mentally ill	69
San José Family	families	147

Seasonal Shelters

Name	Clientele	Capacity
San José Armory	anyone	300

Transitional Housing Facilities

Name	Clientele	Capacity
Sanctuary Next	single adults	60
St. Joséph's	men	8
Acts for Homeless	singles	unknown
Women's Hsg. Conn.	women (& child.)	20
Hospitality House	men	32
Rescue Mission	men	22

Housing for the Disabled Homeless[43]

Name	Clientele	Capacity
Casa Feliz	mentally ill	70
Asbury Street	AIDS	6

Day Shelters

Name	Clientele	Services
Cecil White	adults	counseling, IDs, meals, meetings, showers
ACT for Mental Health	mentally ill	counseling, referrals
The Family Place	women & children	supportive center

Feeding Programs

Name	Clientele	Service times
Cecil White	adult homeless	daily noon or 5 pm
Rescue Mission	adult homeless	Mon-Sat 9:00 am & 7:00 pm, Sun 10:30 am & 7:00 pm
Martha's Kitchen	anyone	Tue & Wed 4:00 pm
Salvation Army	anyone	Mon-Sat 10:00 am, Sun 2:00 pm
Loaves & Fishes	families, women, seniors	Mon & Thurs 4:00 pm Sun 1:00-5:30 pm
Homeless Care Force	homeless	daily (mobile)

Other Day Time Facilities Serving Homeless

Name	Clientele	Services
CityTeam St. Joséph's	needy	clothing, food
Family Outreach	families	household goods
First Immanuel Luth.	needy	clothing
Sacred Heart Comm. St. Vincent de Paul	needy	clothing, household goods, food baskets
Salvation Army	needy	counseling, clothing, rent assistance
Red Cross	needy	counseling, rent assistance

Voucher Programs

Name	Clientele	Services
Salvation Army	needy	out-of-County trans. voucher
Urban Ministry	needy	motel voucher

[43]There are a few facilities specifically for the homeless with disabilities; however, many facilities are open to the poor with disabilities who receive some sort of income or government subsidy.

Contact Sacred Heart	needy	motel voucher

Preventive Programs

Name	Clientele	Services
AFDC RAP	AFDC Families	rent assistance for AFDC families facing eviction.
ECHO RAP	renters	rent guarantee program, currently inactive

Other Support Agencies

Name	Clientele	Services
Mekong Project	Southeast Asian homeless & severely mentally ill	transitional housing, drop-in socialization, care management
Healthcare to the Homeless Family Health Foundation of Alviso	homeless	provides family examination and treatment, counseling at shelter locations
Community Companions	homeless	outreach and mobile clinic for homeless mentally ill

CHAS Table 1A All Households
Housing Assistance Needs of Low & Moderate Income Households

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium: **CITY OF SAN JOSÉ**

Five Year Period: (enter fiscal yrs.) FY: 91/92 through FY: 95/96

Mark one:
☒ Current Estimate as of: (enter date) 1988/90
☐ Five-Year Projected Estimate as of: (enter date)

Mark one:
☒ All Households
☐ Racial/Ethnic Group Households: (specify)

Household by Type, Income, & Housing Problems	Renters: Elderly 1 & 2 Member Households (A)	Renters: Non-elderly Households: Small Related (2 to 4) (B)	Renters: Non-elderly Households: Large Related (5 or more) (C)	Renters: Non-elderly Households: All Other Households (D)	Renters: Total Renters (E)	Owners: Elderly Households (F)	Owners: Non-elderly Households: Small Related (2 to 4) (G)	Owners: Non-elderly Households: Large Related (5 or more) (H)	Owners: Non-elderly Households: All Other Households (I)	Owners: All Owners (J)
1. **Very Low Income (0 to 50%)***	11,396	26,201	4,383		41,980					
2. With Housing Problems										
3. Physical Defects										
4. Overcrowded										
5. Cost Burden >30%										
6. Cost Burden >50%										
7. **Other Low-Income (51 to 80%)***	4,678	13,883	2,323		20,884					
8. With Housing Problems										
9. Physical Defects										
10. Overcrowded										
11. Cost Burden >30%										
12. Cost Burden >50%										
13. **Total Low-Income**	16,074	40,084	6,706		62,864					
14. **Moderate Income (81 to 95%)***										
15. With Housing Problems										
16. Physical Defects										
17. Overcrowded										
18. Cost Burden >30%										
19. Cost Burden >50%										
20. **Middle Income Hshlds (96 to 120%)***										
21. **All Households**					96,861					

* Or, if appropriate, based on HUD income limits with required statutory adjustments.
Note: Income data from 1990 Census are not available. Numbers are projected from 1988-1991 Housing Assistance Plan (HAP), 1988 Housing Needs Assessment, and limited 1990 Census data on ethnicity.

CHAS Table 1A Racial/Ethnic Group Households
Housing Assistance Needs of Low & Moderate Income Households

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:
City of San José

Five Year Period: (enter fiscal yrs.)
FY: **91/92** through FY: **95/96**

Mark one:
❑ Current Estimate as of: (enter date) 1988/90
❑ Five-Year Projected Estimate as of: (enter date)

Mark one:
❑ All Households
☒ Racial/Ethnic Group Households: (specify) **WHITE (NON-HISPANIC)**

No reliable data available

Household by Type, Income, & Housing Problems	Renters: Elderly 1 & 2 Member Households (A)	Renters: Non-elderly Households: Small Related (2 to 4) (B)	Renters: Non-elderly Households: Large Related (5 or more) (C)	Renters: Non-elderly Households: All Other Households (D)	Renters: Total Renters (E)	Owners: Elderly Households (F)	Owners: Non-elderly Households: Small Related (2 to 4) (G)	Owners: Non-elderly Households: Large Related (5 or more) (H)	Owners: Non-elderly Households: All Other Households (I)	Owners: All Owners (J)
1. **Very Low Income (0 to 50%)***										
2. With Housing Problems										
3. Physical Defects										
4. Overcrowded										
5. Cost Burden >30%										
6. Cost Burden >50%										
7. **Other Low-Income (51 to 80%)***										
8. With Housing Problems										
9. Physical Defects										
10. Overcrowded										
11. Cost Burden >30%										
12. Cost Burden >50%										
13. **Total Low-Income**										
14. **Moderate Income (81 to 95%)***										
15. With Housing Problems										
16. Physical Defects										
17. Overcrowded										
18. Cost Burden >30%										
19. Cost Burden >50%										
20. **Middle Income Households (96 to 120%)***										
21. **All Households**					49,618					

* Or, if appropriate, based on HUD income limits with required statutory adjustments.

CHAS Table 1A Racial/Ethnic Group Households
Housing Assistance Needs of Low & Moderate Income Households

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:
City of San José

Five Year Period: (enter fiscal yrs.)
FY: 91/92 through FY: 95/96

Mark one:
❑ Current Estimate as of: (enter date) 1988/90
❑ Five-Year Projected Estimate as of: (enter date)

Mark one:
❑ All Households
☒ Racial/Ethnic Group Households: (specify) **BLACK (NON-HISPANIC)**

Household by Type, Income, & Housing Problems	Renters					Owners				
	Elderly 1 & 2 Member Households (A)	Non-elderly Households: Small Related (2 to 4) (B)	Non-elderly Households: Large Related (5 or more) (C)	Non-elderly Households: All Other Households (D)	Total Renters (E)	Elderly Households (F)	Non-elderly Households: Small Related (2 to 4) (G)	Non-elderly Households: Large Related (5 or more) (H)	Non-elderly Households: All Other Households (I)	All Owners (J)
1. **Very Low Income (0 to 50%)***										
2. With Housing Problems										
3. Physical Defects										
4. Overcrowded										
5. Cost Burden >30%										
6. Cost Burden >50%										
7. **Other Low-Income (51 to 80%)***										
8. With Housing Problems										
9. Physical Defects										
10. Overcrowded										
11. Cost Burden >30%										
12. Cost Burden >50%										
13. **Total Low-Income**										
14. **Moderate Income (81 to 95%)***										
15. With Housing Problems										
16. Physical Defects										
17. Overcrowded										
18. Cost Burden >30%										
19. Cost Burden >50%										
20. **Middle Income Households (96 to 120%)***										
21. **All Households**					6,777					

* Or, if appropriate, based on HUD income limits with required statutory adjustments.

No reliable data available

CHAS Table 1A Racial/Ethnic Group Households
Housing Assistance Needs of Low & Moderate Income Households

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:
City of San José

Five Year Period: (enter fiscal yrs.)
FY: 91/92 through FY: 95/96

Mark one:
❑ Current Estimate as of: (enter date) 1990/90
❑ Five-Year Projected Estimate as of: (enter date)

Mark one:
❑ All Households
☒ Racial/Ethnic Group Households: (specify) **HISPANIC (ALL RACES)**

No reliable data available

Household by Type, Income, & Housing Problems	Renters: Elderly 1 & 2 Member Households (A)	Renters: Non-elderly Households: Small Related (2 to 4) (B)	Renters: Non-elderly Households: Large Related (5 or more) (C)	Renters: Non-elderly Households: All Other Households (D)	Renters: Total Renters (E)	Owners: Elderly Households (F)	Owners: Non-elderly Households: Small Related (2 to 4) (G)	Owners: Non-elderly Households: Large Related (5 or more) (H)	Owners: Non-elderly Households: All Other Households (I)	Owners: All Owners (J)
1. **Very Low Income (0 to 50%)***										
2. With Housing Problems										
3. Physical Defects										
4. Overcrowded										
5. Cost Burden >30%										
6. Cost Burden >50%										
7. **Other Low-Income (51 to 80%)***										
8. With Housing Problems										
9. Physical Defects										
10. Overcrowded										
11. Cost Burden >30%										
12. Cost Burden >50%										
13. **Total Low-Income**										
14. **Moderate Income (81 to 95%)***										
15. With Housing Problems										
16. Physical Defects										
17. Overcrowded										
18. Cost Burden >30%										
19. Cost Burden >50%										
20. **Middle Income Households (96 to 120%)***										
21. **All Households**					26,607					

* Or, if appropriate, based on HUD income limits with required statutory adjustments.

CHAS Table 1A Racial/Ethnic Group Households
Housing Assistance Needs of Low & Moderate Income Households

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:
City of San José

Five Year Period: (enter fiscal yrs.)
FY: 91/92 through FY: 95/96

Mark one:
❑ Current Estimate as of: (enter date) 1989/90
❑ Five-Year Projected Estimate as of: (enter date)

Mark one:
❑ All Households
☒ Racial/Ethnic Group Households: (specify) **NATIVE AMERICAN (AMERICAN INDIAN, ESKIMO, AND ALEUT)**

No reliable data available

Household by Type, Income, & Housing Problems	Renters: Elderly 1 & 2 Member Households (A)	Renters: Non-elderly Households: Small Related (2 to 4) (B)	Renters: Non-elderly Households: Large Related (5 or more) (C)	Renters: Non-elderly Households: All Other Households (D)	Renters: Total Renters (E)	Owners: Elderly Households (F)	Owners: Non-elderly Households: Small Related (2 to 4) (G)	Owners: Non-elderly Households: Large Related (5 or more) (H)	Owners: Non-elderly Households: All Other Households (I)	Owners: All Owners (J)
1. **Very Low Income (0 to 50%)***										
2. With Housing Problems										
3. Physical Defects										
4. Overcrowded										
5. Cost Burden >30%										
6. Cost Burden >50%										
7. **Other Low-Income (51 to 80%)***										
8. With Housing Problems										
9. Physical Defects										
10. Overcrowded										
11. Cost Burden >30%										
12. Cost Burden >50%										
13. **Total Low-Income**										
14. **Moderate Income (81 to 95%)***										
15. With Housing Problems										
16. Physical Defects										
17. Overcrowded										
18. Cost Burden >30%										
19. Cost Burden >50%										
20. **Middle Income Households (96 to 120%)***										
21. **All Households**					671					

* Or, if appropriate, based on HUD income limits with required statutory adjustments.

CHAS Table 1A Racial/Ethnic Group Households
Housing Assistance Needs of Low & Moderate Income Households

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:
City of San José

Five Year Period: (enter fiscal yrs.)
FY: 91/92 through FY: 95/96

Mark one:
❑ Current Estimate as of: (enter date) 1988/90
❑ Five-Year Projected Estimate as of: (enter date)

Mark one:
❑ All Households
☒ Racial/Ethnic Group Households: (specify) **ASIAN & PACIFIC ISLANDER**

Household by Type, Income, & Housing Problems	Renters: Elderly 1 & 2 Member Households (A)	Renters: Non-elderly Households: Small Related (2 to 4) (B)	Renters: Non-elderly Households: Large Related (5 or more) (C)	Renters: Non-elderly Households: All Other Households (D)	Renters: Total Renters (E)	Owners: Elderly Households (F)	Owners: Non-elderly Households: Small Related (2 to 4) (G)	Owners: Non-elderly Households: Large Related (5 or more) (H)	Owners: Non-elderly Households: All Other Households (I)	Owners: All Owners (J)
1. **Very Low Income (0 to 50%)***										
2. With Housing Problems										
3. Physical Defects										
4. Overcrowded										
5. Cost Burden >30%										
6. Cost Burden >50%										
7. **Other Low-Income (51 to 80%)***										
8. With Housing Problems										
9. Physical Defects										
10. Overcrowded										
11. Cost Burden >30%										
12. Cost Burden >50%										
13. **Total Low-Income**										
14. **Moderate Income (81 to 95%)***										
15. With Housing Problems										
16. Physical Defects										
17. Overcrowded										
18. Cost Burden >30%										
19. Cost Burden >50%										
20. **Middle Income Households (96 to 120%)***										
21. **All Households**					12,962					

* Or, if appropriate, based on HUD income limits with required statutory adjustments.

No reliable data available

CHAS Table 1B & 1C

City of San José
Department of Housing

Homeless Population

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:	Mark one:	Five Year Period: (enter fiscal yrs.)	
CITY OF SAN JOSÉ	❑ All Homeless ❑ Racial/Ethnic group (specify)	FY	through FY:

OPTIONAL

Table 1B
Totals

Category	Total (A)	Sheltered (B)	Unsheltered (C)
1. Number of Families with Children			
2. Number of Persons in Families with Children			
3. Number of Individuals not in Families with Children			
4. Total Persons/Individuals (Lines 2 + 3)			

Table 1C
Special Needs

Category	Number of Families with Children*		Number of Individuals	
	Sheltered (A)	Unsheltered (B)	Sheltered (C)	Unsheltered (D)
1. Mentally Ill				
2. Drug Abuse				
3. Alcohol Abuse				
4. Victims of Domestic Violence				
5. Runaway/Abandoned Youth				
6. Other (specify)				

* Include families with head of household or spouse having the characteristics listed.

NOTE: Table 1B and 1C are not required for Fiscal Year 1991/92.

CHAS Table 1D (OPTIONAL)

City of San José
Department of Housing

Other Special Needs Population

Comprehensive Housing Affordability Strategy(CHAS)

Name of Jurisdiction(s) or Consortium:

CITY OF SAN JOSÉ

Five Year Period: (enter fiscal yrs.)
FY: 91/92 through FY: 95/96

OPTIONAL

Category	People with Disabilities (A)	Elderly with Special Needs (B)	Persons with AIDS/HIV* (C)	Participants in Economic Independence and Self Sufficiency Programs (D)
1. Number of Households			5,250/year**	–
2. Supportive Housing Need			261/year***	–
3. Service Needs			7,000/year****	–
4. Supportive Service Need Identified in FSS Plan	–	–	–	

* Data available for Persons with HIV disease

** Assumes one-half of HIV population lives one person/household, and one-half of the HIV population lives with one other HIV infected person.

*** Assumes definitions of supportive housing as long-term residential exclusive of emergency or temporary housing needs. Long-term residential programs can take a variety of forms, ranging from apartments and group living facilities allotted for or open to persons with HIV disease, to Residential AIDS Shelters, to Congregate Living Health Facilities. Santa Clara County's long-term residential program consists of two Residential AIDS Shelters. Residential AIDS Shelters are used by some clients as transitional housing.

**** Assumes the definition of service needs includes the entire continuum of health and social support service needs including: Ambulatory care, mental health care, home health, non-acute institutional care, substance abuse care, acute institutional care, case management, legal services, benefits services, rehabilitation therapy, career services, emergency assistance, pediatric services, transportation, and respite care.

CHAS Table 2A

City of San José
Department of Housing

Population and Minority Data

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

CITY OF SAN JOSÉ

Five Year Period: (enter fiscal yrs.)
FY 91/92 through FY: 95/96

Category	1980 Census Data (A)	1990 Census Data (B)
1. Total Population	629,442	782,248
2. White (Non-Hispanic)	401,866	387,747
3. Black (Non-Hispanic)	28,085	34,254
4. Hispanic (All races)	140,529	208,388
5. Native American(Am. Indian, Eskimo, Aleut)	*4,803	3,831
6. Asian and Pacific Islanders (See Fig. 1 for detail)	*51,961	146,568
7. Group Quarters	9,114	11,503
8. Institutional	5,106	5,344
9. Non-Institutional	4,008	6,159
10. Household Population	620,328	770,745

* May include Hispanics.

CHAS Table 2B

City of San José
Department of Housing

Market and Inventory Conditions
Housing Stock Inventory

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

CITY OF SAN JOSÉ

Five Year period: (enter fiscal yrs.)
FY: 91/92 | through FY: 95/96

Check one:
❑ 19 ____ Census
❑ Current Estimate as of: 8/30/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. **Total Year-Round Housing**	259,365 (c)	NR	NR	NR
2. Total Occupied Units	250,218 (c)	"	"	"
3. Renter Occupied Units	96,861 (c)	"	"	"
4. Needing Rehab	12,514 (*)	"	"	"
5. Not Rehabbable	62 (*)	"	"	"
6. Owner Occupied Units	153,357 (c)	"	"	"
7. Needing Rehab	19,573 (*)	"	"	"
8. Not Rehabbable	98 (*)	"	"	"
9. Total Vacant Units	9,147 (c)	"	"	"
10. For Rent	4,572 (c)	"	"	"
11. Needing Rehab	Ukn	"	"	"
12. Not Rehabbable	Ukn	"	"	"
13. For Sale	2,245 (c)	"	"	"
14. Needing Rehab	Ukn	"	"	"
15. Not Rehabbable	Ukn	"	"	"
16. Awaiting Occupancy or Held	NR	"	"	"
17. Other	NR	"	"	"

NR = Not Required Ukn = Unknown c = 1990 Census * = Housing Department Estimate

CHAS Table 2C

City of San José
Department of Housing

Assisted Housing Inventory

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

CITY OF SAN JOSÉ

Five Year period: (enter fiscal yrs.)
FY **91/92** through FY: **95/96**

Current Estimate as of: (enter date)

August 29, 1991

Total Stock and Inventory

Category	Total (A)	SRO (B)	0 to 1 bedrooms (C)	2 bedrooms (D)	3 or more bedrooms (E)
1. Project Based Tenant Assistance	5,181	Ukn	Ukn	Ukn	Ukn
2. Public Housing	215	0	198	17	0
3. Section 202	403	Ukn	Ukn	Ukn	Ukn
4. Section 8	156	Ukn	Ukn	Ukn	Ukn
5. Other HUD	4,407	Ukn	Ukn	Ukn	Ukn
6. FmHA	0	0	0	0	0
7. Tenant Based Tenant Assistance	5,236	0	956	1,549	2,731
8. Section 8	5,236	0	956	1,549	2,731
9. Other State/Local	0	0	0	0	0
10. Homeowner Assistance	0	0	0	0	0

Ukn = Unknown

SECTION II. INSTITUTIONAL STRUCTURE AND PUBLIC POLICY BARRIERS TO AFFORDABLE HOUSING

HUD requires each jurisdiction to identify private, nonprofit and public institutions involved in the local service and delivery system for affordable housing. The intent of this process is to assess the strengths and weaknesses in the system. In addition, HUD asks that each jurisdiction examine local policies, regulations and administrative procedures that may affect the cost or incentives to develop, maintain, or improve affordable housing.

A. INSTITUTIONAL STRUCTURE

Figure 2.1 highlights the various organizations that interact with the Department of Housing and depicts the relationships the Department has with these organizations. The City of San José is fortunate to have a number of active agencies and organizations involved in providing affordable housing and related services. Key participants include nonprofit and for-profit organizations, social service agencies, and several major financial institutions which, under the Community Reinvestment Act guidelines, provide valuable financial capital.

Figure 2.2 presents the organizations involved in the City's efforts to provide affordable housing to its residents, and an assessment of the organizations' strengths and weaknesses. Key issues include the lack of a Citywide focus on the need for affordable housing at the regulatory, policy, financing, and environmental review level, and the need for more involvement by the development community.

The City has the greatest influence and control over affordable housing production at the local level. At the State and federal levels the City maintains full-time lobbyists to assist in the preparation and review of legislative initiatives; some of their legislative responsibilities relate to the funding and production of affordable housing.

Major state and federal-level issues associated with the delivery of affordable housing relate to limited funding, increased federal regulations and tighter lending practices. Local issues revolve around the supply of inexpensive land, reasonably -priced capital funds, cost effective labor and other development costs such as fees and taxes.

The City 's policy and program initiatives for improving the affordable housing delivery system are discussed in the Five-Year Strategy, Section III.

Action: The Department will work with the Neighborhood Reinvestment Corporation to explore the Neighborhood Housing Services concept in the next update of the CHAS.

FIGURE 2.1

INSTITUTIONAL STRUCTURE

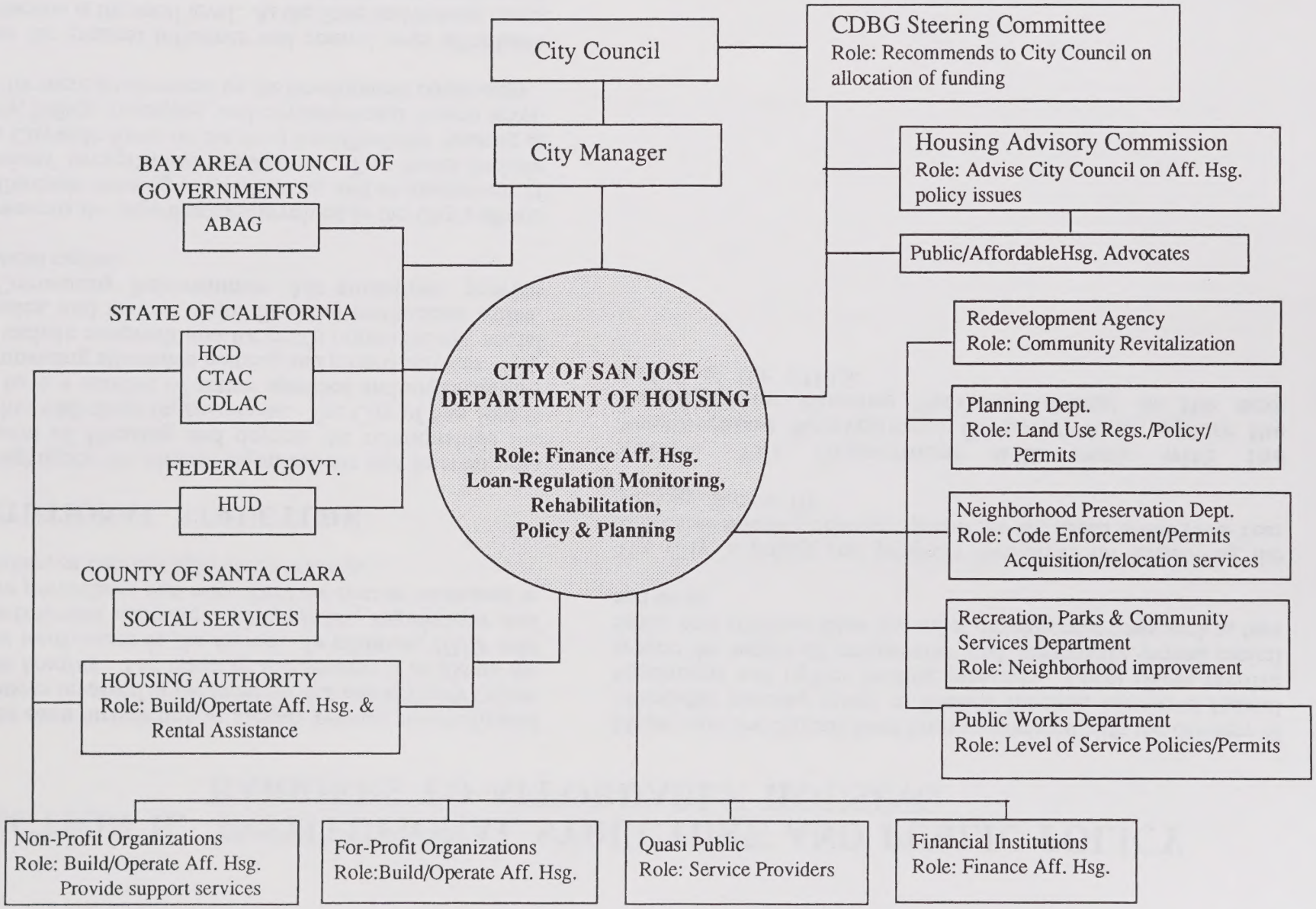


FIGURE 2.2

AGENCIES/ORGANIZATIONS INVOLVED IN ASSISTING AFFORDABLE HOUSING IN SAN JOSÉ

PUBLIC AGENCIES

ORGANIZATIONS	PURPOSE	STRENGTHS	WEAKNESSES
REDEVELOPMENT AGENCY	Community development and improvement	Provides tax increment fund set asides for very low, low and moderate income housing. Substantial local funds available. Within redevelopment project areas 15% of units must be affordable to low and moderate households.	N/C
CITY OF SAN JOSÉ			
Department of Housing	Administers Redevelopment Agency's housing program; assists the City in meeting its affordable housing needs; implements housing policies; advocate housing legislation; administers public funds including 20% funds	Implements affordable housing policies; funds new affordable housing projects; conserves and rehabilitates existing housing	Fairly new department undergoing reorganization and refinement of programs/policies
Department of City Planning	Regulates and implements land use including the issuance of development permits; updates Housing Element; amends General Plan.	Flexible land use policies which can accommodate high density and/or affordable housing	Development generally results in market rate projects; regulations can impact costs.
Neighborhood Preservation: • Code Enforcement • Building Division • CDBG Steering Committee	• Enforces codes for health and safety. • Assists in remedies for violations; grants permits. • Recommends CDBG funding allocation; finances housing services.	Focus is on neighborhood improvements and services; assists in improving, rehabilitating, and better utilizing existing housing	Lacks funding for some services and staffing.
Recreation, Parks, and Community Services:	Provides for parks and open space; recreation programs and other services and facilities	Senior Commission; senior issues Childcare Commission Youth Commission Senior Services: Office on Aging	N/C
COUNTY OF SANTA CLARA			
Santa Clara County Economic and Social Opportunities (ESO)	Offers grants for minor repairs: weatherization, access ramps, etc.	Assists in making repairs to very low and low income households	Limited funding and staffing
Children's Shelter	Provide temporary housing for children	Serves special needs population	Additional space needed; new shelter being developed

STATE OF CALIFORNIA			
Housing & Community Dev. (HCD) Program examples: Rental Hsg. Const. Prog. (RHCP) Cal. Hsg. Rehab Prog (CHRP) CALDAP: Rehabs homes	Provides housing and planning information; state bond funds; low-interest loans and grants to achieve housing development; and rehabilitation goals for lower-income	Source of capital for development of low and moderate income housing. Flexible terms using general obligation bonds	Low funding level since most bond funds are committed; voter approval required for new bond issues; overlapping requirements
California Housing Finance Agency (CHFA)	Provides 1st-time buyer assistance to lower-income households; rental construction funds	Below market rate funding through sale of tax exempt bonds. Limited subsidy from CHFA reserves	Relies on tax-exempt bond sales at slightly lower than market rate; tight underwriting standards; bonding authority limited
California Tax Credit Alloc. Committee (CTCAC)	Allocates federal and State Low Income Housing Tax Credits	Low Income Housing Tax Credits are major source of equity funds for low-mod housing	Limited amount of credit available; annual extensions by Congress make long-range planning difficult; priorities/process not always consistent with City goals
California Debt Alloc. Committee (CDLAC)	Allocates tax-exempt private activity bonds per federal IRS code	City obtains bond allocations for privately-owned rental and Mortgage Credit Certificates for 1st-time buyers	Limited amount of credit available; annual extensions by Congress make long-range planning difficult; allocations limited by federal law and set aside for CHFA
NONPROFITS			
Housing for Independent People (HIP) BRIDGE Housing Corporation Community Housing Developers (CHD) Mid Peninsula Housing Corporation First San Jose Housing Pan Asian Housing Development Corporation Ecumenical Assoc. of Housing (EAH) Adults Towards Independent Living (ATIL) Concern for the Poor, Inc. Woman's Housing Connection Bay & Valley Habitat for Humanity	Acquisition, development and management of very low to moderate income housing	Leverages scarce public funds; has access to public and foundation resources not always available to for-profit developers. Generally are the major players providing low income housing. Funding frequently from private sources, homeowner sweat-equity participation, community development.	Nonprofit developers are often undercapitalized. Some may lack management skills for both managing the project through the process and after the project is built. Very few nonprofits rehabilitate properties. Not enough nonprofits to meet all housing needs.

QUASI-PUBLIC Housing Authority of Santa Clara	Provides Section 8 Certificates and Vouchers, owns or builds and sells affordable housing. Provides tax exempt bond financing for rental housing	Provides financial assistance to low and very low income tenants; increases affordable housing supply	Limited funds to meet need of lower income; limited rental assistance from federal programs
SERVICE PROVIDERS Legal Aid Society YWCA Organizacion De Alviso (OCA) Salvation Army Catholic Charities Project Match Mexican American Community Service Agency (MACSA)	Wide variety of support services for low-income people, including housing counseling/mediation; legal help; transitional housing; furniture; utility payments; obtaining permanent housing for the homeless and elderly	Broad range of services to meet needs.	N/C
Eden Council for Hope & Opportunity (ECHO)	Provides rental housing deposit guarantee program	N/C	N/C
Bill Wilson Center Emergency Housing Consortium Urban Ministries Concern for the Poor CityTeam Ministry Women's Housing Connection Next Door Volunteers of America	Shelter Operator s	Counseling/support services	N/C
Community Companions	Info and Referral for Homeless Mentally Ill	Provides financial aid to very low and low income homeowners.	N/C
Adult Independence Dev. Ctr.	Info and Referral	Assists persons w/disabilities	N/C
Residential Care Ombudsman (Santa Clara County Bar Association)	Resolves housing problems of mentally ill in residential care facilities	Counseling/support services	N/C
Project WATCH	Second-step transitional housing	Support services for battered women	N/C

FOR PROFIT INSTITUTIONS**

ORGANIZATIONS	PURPOSE	STRENGTHS	WEAKNESSES
Fountain Lane Properties Davidson-Kavanaugh-Bresso Shea Homes Golden Pacific Financial Troy Associates Nelson and Maples Development Co. Evans Commons Assoc. Inc. Barry Swenson Builder, Inc.	Develop both market rate and low to moderate income housing	Better capitalized/better development and management expertise than nonprofit organizations	Less likely to develop rental (especially Very Low Income rentals) as they are not generally owner-developers

** Organizations/institutions listed are not inclusive. List will grow as a result of City outreach efforts.

COMMERCIAL LENDERS**

INSTITUTIONS	PURPOSE	STRENGTHS	WEAKNESSES
Bank of America First Nationwide Bayview Federal Wells Fargo Security Pacific Pacific Western Citicorp Glendale Savings and Loan	Make loans or equity investments for housing	Valuable source of capital for affordable housing when used with other funds; increased commitment because of Community Reinvestment Act requirements	Funds generally provided at market rate; additional subsidy funds needed to achieve affordability. Some institutions are hesitant to finance because of regulatory environment

** Organizations/institutions listed are not inclusive. List will grow as a result of City outreach efforts.

LENDER CONSORTIUMS

INSTITUTIONS	PURPOSE	STRENGTHS	WEAKNESSES
Savings Assoc. Mortgage Company (SAMCO)	Savings and Loan Consortium with loans for affordable housing	Ready source of permanent financing in the local community	Loans at only slightly below market rate; subsidy often needed to achieve affordability; federal regulations restrict some lending
Cal. Community Reinvestment Corporation(CCRC)	Bank Consortium with loans for affordable housing		

EQUITY CAPITAL/PENSION FUNDS

INSTITUTIONS	PURPOSE	STRENGTHS	WEAKNESSES
Chevron	Buys low income tax credits	Major source of equity capital	Limited availability of low-income housing tax credit allocation
Local Initiatives Services Corporation (LISC)	Provides short-term financing such as "bridge loan"; subsidiaries buy low-income tax credits	Major source of equity capital	
Major Insurance Companies	Permanent loans and equity investments	Same as banks	Same as banks, except main source of permanent rather than short term construction loans
Pension Funds such as: Public Emp. Retirement System (PERS) and Calif. State Teachers Retirement Funds	First mortgage loans at commercial rates	Potential major source of capital	Generally not experienced in lending for affordable housing; usually req's. min. $10 million investment. Loans at market rate
Private Foundations	Grant funds	Funds available on competitive basis	Limited supply of funds for housing development

B. PUBLIC POLICIES IMPACTING AFFORDABLE HOUSING

The Housing Department has identified a number of relevant local and state policies that affect the cost or incentives to develop, maintain, or improve affordable housing. None of the policies is viewed as excessively negative, detrimental, or discriminatory; however, taken collectively they can be considered barriers to affordability. As required by HUD, policies, regulations, or administrative procedures have been examined in the areas of land or property tax, land use controls, zoning ordinances, building codes, code enforcement, fees and charges, growth limits, and policies affecting the return on residential (and supportive housing) investment. A Summary Chart is provided as **Figure 2.3.**

The Kean-Ashley Commission (an advisory commission to the President) investigating regulatory barriers to affordable housing released its findings on July 8, 1991. Entitled "Not in My Back Yard: Removing Barriers to Affordable Housing", the report states that there is an escalating affordability crisis compounded by numerous federal, State and local regulations that are intended to achieve admirable goals but have negative consequences for affordable housing. Builders have been targeting the upper-end market simply because higher income families can absorb the costs of government action. The report also cites environmental regulations, development requirements, multiple permits and political opposition as other barriers.

Not In My Backyard or "NIMBY" reactions to affordable housing cause individual and community-wide fears. These are variously reflected in a concern for property values, service levels, fiscal impacts, the environment, or public health and safety.[1] The report recommends conditioning federal housing assistance on the establishment of State and local barrier-removal strategies. As of this writing, there is no law to implement this recommendation.

The City of San José has a number of flexible development policies which encourage creative housing solutions. Among these are high density residential ranges, planned development, and discretionary approvals permitting density bonuses for affordable housing. However, short of mandating affordable housing everywhere, there are no guarantees that any will be constructed. Indeed, just because there are incentives available does not necessarily mean that developers will avail themselves of them. Some policies or regulations may limit the supply of affordable housing further, including high development fees, zoning regulations (which have the effect of limiting the locational choice of lower-income people), inadequate development incentives for profit-motivated developers, and the time required to process development applications.

[1]Not in My Backyard": Removing Barriers to Affordable Housing, 1991 p. 8

FIGURE 2.3

LOCAL LEVEL POLICIES, PROCEDURES, AND PROCESSES

Positive Policies	Barriers to Affordable Housing
• The City of San José encourages higher residential density near commercial and financial centers, employment centers, the Light Rail Transit stations (LRT), and along bus transit routes. High-density residential development along the LRT supports the objectives of the New Housing Initiative Study (1990) and could promote affordability where higher density offsets land costs and construction. These objectives include encouraging the use of public transit, supporting economic development, and making more efficient use of land and infrastructure, enabling smaller sites to be more efficiently developed for high density housing. • Density and efficiency supports the City's Growth Management strategies for infill in urban areas.	• Short of development mandates there are no guarantees that low/very low income housing will be constructed in the City; insufficient developer incentives exist.
• The policy of dispersing lower-income housing ensures that low-income areas are not further impacted as a result of additional low-income development.	• Land values in non-impacted areas are generally more expensive; unit cost is higher and production is lower. Residents of lower-income areas may desire new housing options within their current communities. Dispersion policy may not meet the need for more low-income housing within impacted areas. May be viewed by the public as discriminatory and encouraging gentrification.
• Single Room Occupancy Ordinance (1990) provides flexible zoning incentives for development of SROs.	• N/C[2]
• The City requires major infrastructure improvements to meet Level of Service standards and payment of fees/taxes by developers to support additional development. • Five year Construction Tax Exemption (1991) for very low income Housing recently approved by City Council. • Continued exemption from the Parkland Dedication Ordinance for low-income housing recently approved by City Council.	• The City 's development fees range from $3,000-5,000 per unit, plus park, school, sewer, water, etc. fees which may add up to $20,000+/- per unit.
• Mortgage Credit Certificates (MCC) are used in San José for 1st time buyers and administered by the County. San José receives largest share. Max. purchase price of homes raised to $250,000 for new houses and $220,000 for existing. City will target 80% to lower priced units (maximum of $187,000).	• N/C
• General Plan Amendments (GPA) permitted by State Law up to 4 times each year. • Discretionary Alternate Use Policies increase opportunities for high density, affordable rental housing. • Density ranges offered for High Density development are flexible and support affordable housing options.	• San José processes GPAs once a year to achieve an integrated review of each year's amendments, however, one per year could limit options for new development.

[2]N/C = No comment or no concern.

• Growth management encourages infill development. • LOS policies protect community services/quality of life. • Urban Reserve assures that staged growth is accommodated. • Discretionary Alternate Use policies are flexible: • Projects with 20% affordable housing units may receive density bonus • Senior or affordable rental housing can receive higher density.	• Discretionary policies do not serve all needs: 100% affordable housing is the only category allowed anywhere but is seldom built; mixed-income may require GPA. • Development regulations may contribute to the cost of housing. • LOS policies only exempt small projects from traffic LOS.
• Residential Design Guidelines promote a minimum level of design quality to achieve livability and acceptance by community at-large; prevents affordable housing from appearing as "public" housing" of the 1950s.	• Development standards may contribute to the cost of affordable housing, making it more expensive.
• City is generally pro-growth and open to new directions.	• N/C
• Prevailing wages of projects with 8 + units supported by building trades as benefiting employees and contractors.	• Prevailing wage requirements increase labor costs for affordable housing; City adheres to these laws even when federal funds not used on 8 + units.
• City of San José's policy for Property Acquisition of private land and publicly-held surplus land for affordable housing which could be cost effective in long-range planning efforts.	• The City has no long-term acquisition and disposition strategy.
• City of San José has a special handling policy for projects over 15 units (single family) and 25 units (multi-family). This process was designed to solve comprehensive issues in a comprehensive way.	• N/C
• Rent controls apply under limited conditions.	• N/C
• City policy supports some transitional housing for homeless and at-risk persons or families.	• Transitional housing, with or without service facilities, is not a permitted use, however, some existing uses function as transitional housing such as Residential Service, Residential Care, and homeless shelters. Need to define "transitional" housing in General Plan and amend Zoning Code.

STATE POLICIES, PROCEDURES, AND PROCESSES

Positive Policies	Barriers to Affordable Housing
• Property tax exemption granted for very low-income rental units owned by nonprofits.	• N/C
• State housing strategies and statutes encourages higher density, density bonuses, second units, reducing governmental constraints, providing new construction/rehab for affordable housing and other objectives.	• State requirements often overlap with federal and local strategies, adding extra burden to implementation process.
• California Redevelopment Law mandates at least 20% of tax increment funds to be used for affordable housing. • Law requires 15% affordable units in all Redevelopment Area projects.	• N/C
• State law permits local governments to sell tax-exempt bonds for affordable housing.	• Article 34 requires voter approval. Current approvals may allow up to 1200 affordable units. New state law (anti-NIMBY law) has weakened Article 34.
• Environmental Quality Law ensures disclosure and mitigation of significant environmental impacts of development projects	• For small projects, it may be too time-consuming/cost prohibitive.

• Bond funds available under: State Prop. 77 State Prop. 107 State Prop. 84	• Developers must compete for limited funding; coordination between various state agencies may need streamlining. Programs are narrow in focus and funds restricted to specific use.
• Requirement for Housing Element in General Plan.	• Federal requirements for CHAS duplicate local efforts to produce a comprehensive Housing Element.
• Special taxes and revenue sources used for affordable housing.	• Revenue collection unrelated to population size; local governments not encouraged to use revenues to produce housing at any price, which restricts supply and raises cost of housing. • State law limits ability of City to raise revenue other than through additional fees/charges (Gann-Prop. 13).

FEDERAL POLICIES, PROCEDURES, AND PROCESSES

Positive Policies	Barriers to Affordable Housing
• Special taxes and revenue sources used for affordable housing.	• Revenue collected unrelated to population size; local governments not encouraged to produce housing at any price which restricts supply and raises cost of housing. • Pubic housing project approvals not quickly approved by HUD. • Mandatory low-cost containment policies necessitate local subsidies to achieve local design approvals. • Inconsistencies between federal and local underwriting standards, such as affordability restrictions and foreclosure rules, increase cost. • Handicapped/disabled guidelines may increase development costs.

SECTION III. RESOURCES AND FIVE-YEAR STRATEGY

This section of the report: (1) describes all the sources of funds available for affordable and supportive housing in the City and the funds the City expects to receive and commit, directly and indirectly, over the five-year period; (2) outlines the relative priorities for the allocation of housing resources; and (3) discusses the City's five-year strategy for meeting its identified housing affordability needs for its very low and low income residents.

A. COORDINATION OF RESOURCES

Federal Sources

San José is an "entitlement" city and receives federal funds from the Community Development Block Grant (CDBG) program. In the next five years, the Housing Department will continue to target CDBG funds for moderate and substantial rehabilitation of very low and low income renters and owner-occupied units, and relocation of occupants during the rehabilitation phase, as needed. The CDBG funds will further be used in specially-designated neighborhoods (the City's multi-department effort to address issues of code enforcement, substandard housing, infrastructure and other community benefit needs). CDBG funds will be used to continue the City's recently revised predevelopment loan program for nonprofit housing sponsors, as well as for permanent relocation of households. Maintaining affordable housing is a high priority for the use of San José CDBG funds. In 1991-92, 48% of all entitlement funds were targeted for this purpose.

The City also anticipates receiving funds from the new federal HOME program. While HUD prefers that HOME program dollars be used for rehabilitation rather than new construction, HUD will allow an emphasis on new construction in those local jurisdictions where the market conditions and the local housing supply dictate a need for new rental construction. While San José's rehabilitation needs are great, the limited housing supply and high cost of available rental housing makes the construction of new rental housing a priority. San José will therefore focus, over the next five years, on the use of its HOME funds for new construction of very low and low income units.

HOME program regulations also require that at least 15% of the funds be set aside for nonprofit community housing development organizations and nonprofit capacity building. The boards of these nonprofit organizations must contain representatives from the community.

In assisting the homeless population and homelessness prevention, the federal government provides funds for both interim/transitional and more permanent housing facilities, and supportive services. The City receives direct funds under CDBG and the federal McKinney Act (Emergency Shelter Grant Program) for the homeless. Various nonprofit service providers in the City also receive Emergency Shelter Grant (ESG) Program funds via the State and County. Other federal funds for the homeless may be applied for on a competitive basis by the housing provider directly, including funds from the Federal Emergency Management Agency (FEMA), Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), Transitional Housing, Permanent Housing for the Handicapped Homeless, and the new Section 811 Program funds (Supportive Housing for Persons with Disabilities; formerly part of the Section 202 Program for the Elderly and Handicapped).

The Santa Clara County Housing Authority also receives federal funds, part of which are targeted to needy residents of San José. In addition to administering the Section 8 Certificate and Voucher rental assistance programs, the Authority also acts as the local conduit for the federal Shelter Plus Care rental assistance program for those homeless persons with certain disabilities, particularly mental illness, chronic alcohol and/or drug addition, and AIDS. The Authority further plays a direct role in developing affordable housing units, and is in the process of constructing the City's first family public housing development. Acting as a nonprofit housing developer, the Housing Authority will continue to apply for funds

from the City and a spectrum of State, federal, and private sources for its various development projects.

State and Local Sources

California State Redevelopment Law requires that where there are local redevelopment areas, the property tax revenues generated by increases in assessed value within these areas after the adoption of the redevelopment plans be allocated to the redevelopment agency to further its redevelopment programs. State law further requires that at least 20% of the tax increments be set aside for low and moderate income housing development. A local jurisdiction need not limit the use of the funds to redevelopment areas only, but may use the 20% funds more broadly within its entire geographic boundaries, provided that the assistance is of benefit to redevelopment areas. The City of San José allocates its 20% funds -- as well as the housing rehabilitation portion of its CDBG/RRP funds -- for affordable housing development throughout the City according to five-year objectives in which 60% of the dollars will go to very low income housing production, 25% for low income housing, and 15% for moderate income housing.

The City's Housing Department receives about $15 to $20 million dollars a year from the 20% funds. Within the next five years, the City will leverage its local resources by borrowing up to $50 million in the capital markets, either via tax-exempt or taxable bonds. Beginning in FY 1995/96, the Redevelopment Agency has agreed to pay up to $6 million a year from 80% funds equal to debt service payments on housing bonds, thereby freeing up 20% funds that might otherwise have gone to pay for debt service, for additional housing development.

Matching Funds

HUD requires that HOME funds be matched with State or local resources as follows:

- $2 federal to every $1 non-federal for new construction
- $3 federal to $1 non-federal for substantial rehabilitation
- $4 federal to every $1 non-federal for moderate rehabilitation
- $4 federal to every $1 non-federal for tenant-based rental assistance

The City of San José will meet the matching requirements with its local 20% funds and, to a lesser extent, through locally-imposed construction-related tax and fee exemptions for very low-income projects. In providing financing for affordable housing development, the City of San José policy is to provide financial assistance in the form of low-interest loans rather than grants, forgivable loans, or rental assistance. Moreover, the City prefers to provide gap financing rather than primary financing.

As such, the City requires that project sponsors leverage City funds with funds from non-City sources. As with current projects in the City pipeline, project sponsors will be expected to leverage City funds with funds from the State Housing and Community Development Department (HCD), including the Rental Housing Construction Program (RHCP) and the California Housing Rehabilitation Program for Rental Units (CHRP-R), and the various programs of the California Housing Finance Agency (CHFA).

The City also expects its funds to be leveraged by funds from various private sources, including SAMCO (Savings Association Mortgage Company), and CCRC (California Community Reinvestment Corporation), the Affordable Housing Program (AHP) of the Federal Home Loan Bank Board, Community Reinvestment Programs of private lenders, other conventional lenders, tax-exempt bond proceeds (e.g., 501 (c)(3) bonds), and California and federal low income housing tax credits.

To ensure that housing developments meet the City's needs, the City will continue to target its Notices of Funding Availability (NOFAs) for certain types of housing. Within the next five years, the City will continue to use the targeting of NOFAs as a means of meeting the needs of the priority groups identified in **Figure 3.1** and Table 3A of this CHAS.

Action: The Housing Department will investigate ways in which private lenders may coordinate Community Reinvestment Act mandates with the City in the next CHAS update.

B. GENERAL PRIORITIES FOR ALLOCATING RESOURCES

The following figure condenses current information regarding the percentage of households spending more than 30% of income on housing, as described in detail in Section I, Needs Assessment. This information was used in part as the basis for determining the priority system for allocating housing funds.

FIGURE 3.1
PERCENTAGE OF HH SPENDING OVER 30% OF INCOME ON HOUSING, 1987

OWNERS	%	ALL OWNERS
Single Parents w/5+ Children	**67%**	
Single Parents w/3-4 Children	**46%**	
Single Parents w/1-2 Children	**41%**	
Married Couples w/3-4 Children	**25%**	**22%**
Disabled Households	20%	
Seniors 65+	17%	
Married Couples w/5+ Children	17%	
Seniors 62-64	13%	

RENTERS	%	ALL RENTERS
Single Parents w/5+ Children	**70%**	
Single Parents w/3-4 Children	**68%**	
Seniors 65+	**66%**	
Single Parents w/1-2 Children	**56%**	
Disabled Households	**54%**	
Married Couples w/5+ Children	**47%**	
Seniors 62-64	**44%**	
Married Couples w/3-4 Children	**44%**	**44%**

Source: Housing Needs Assessment, 1988

Figure 3.1 indicates that large families, both single parent-headed and married couple-headed owners and renters, pay disproportionately more for housing than compared to San José families in general. Renters tend to pay more for housing than owners; within this group, large families, single-parent families, persons with disabilities, and seniors are especially impacted.

Figure 3.2 outlines the recommended relative priorities for housing assistance based on these figures. The priorities listed take into account City-funded and non-City funded (e.g. HUD or State) affordable housing projects. This chart is used in conjunction with HUD Table 3A.

Under the City's priority system, Priority One will target Very Low Income only, with existing programs such as (1) moderate and substantial rehabilitation; (2) increased new construction, such as new rental unit activity; (3) encouraging additional rental subsidies; and (4) new efforts to encourage support facilities and services for the homeless and at-risk.

Priority Two will target both Very Low and Low Income groups with the same programs described above. In addition, low-income "other households" will benefit from increased new construction activity, such as SRO units and substantial rehabilitation and support facilities for special needs groups, as is feasible.

Priority Three will target both Very Low and Low-Income groups as generally described above; however, qualifying first-time home buyers (families with children) will receive mortgage assistance opportunities.

The City intends to be guided by this priority system in allocating its resources; however, insufficient funding, competing priorities, staffing capacity, and political feasibility may preclude following the priority system at all times.

FIGURE 3.2
CITY OF SAN JOSÉ PRIORITY RECOMMENDATIONS

Priority	VERY LOW INCOME				LOW INCOME			
	RENTERS	OWNERS	HOMELESS	SPEC. NEEDS	RENTERS	OWNERS	HOMELESS	SPEC. NEEDS
1	**Large Family:** • New Const. • Subs. Rehab • Rental Assis. **Elderly:** • Rental Assis. **Other H.H:** • Subs. Rehab	**Existing H.O:** • Mod Rehab.	**Homeless:** • Mod. Rehab • Rental Assis. • Support Fac./ Services	**Other/Spec Needs:** • Mod. Rehab • Rental Assis.				
2	**Large Family:** • Mod. Rehab • Support Fac./ Services **Elderly:** • New Const • Subs. Rehab • Support Fac. • Mod. Rehab • Acq. **Small Family:** • Mod Rehab • Rental Assis. **Other H.H:** • Mod Rehab • Rental Assis	**Existing H.O:** • Subs. Rehab		**Other/Spec Needs:** • New Const. • Subs. Rehab • Support Fac./ Services	**Large Family:** • New Const. • Subs. Rehab • Rental Assis. **Elderly:** • Rental Assis. **Other H.H:** • New Const. • Subs. Rehab	**Existing H.O:** • Mod. Rehab • New Const. • Subs. Rehab		**Other/Spec Needs:** • New Const. • Subs. Rehab • Support Fac./ Services
3	**Small Family:** • New Const. • Subs. Rehab	**1XBuyer/kids:** • Mortg. Assis. **Other Buyers:** • Mortg. Assis.	**Homeless:** • New Const. • Subs. Rehab		**Large Family:** • Mod. Rehab • Acq. • Support Fac/ Services **Elderly:** • New Const. • Subs. Rehab • Support Fac/ Services • Mod. Rehab **Other H.H:** • Mod. Rehab **Small Family:** • Mod. Rehab	**1XBuyer/kids:** • Mortg. Assis.		**Other/Spec Needs:** • Mod. Rehab • Rental Assis.

Note: These Priorities are based on all Federal, State and local funds the City receives directly or indirectly.

Priority Considerations

Lower-Income Renters: The summary of findings and major conclusions derived from the statistical data overwhelmingly confirm that housing overpayment (cost burden), especially among lower-income renter households, is San José's greatest housing problem. Within the very low and low-income renter household category, large families have a greater difficulty in meeting their housing needs because of the lack of large (3+ bedrooms) subsidized or market rate units in the City's rental housing inventory. Although very low income small families, such as those headed by single parents, are shown to pay disproportionately for housing, they were given a Priority 2 rather than a Priority 1, since a substantial number of existing small units are already available in contrast to a greater need for large VLI rental units, and assistance to large families and to persons at risk (Other VLI category).

As **Figure 1.12** indicated, the City recognizes that minority households disproportionately suffer from housing overpayment compared with other households in the City, and thus special efforts to reach out and target assistance to these households is required. City programs that focus on large-family, low, and very low income renter and minority households should be balanced against other segments of the City's population that have documented housing overpayment needs. These include seniors, single heads of households, persons with disabilities, persons with AIDS/HIV, and the homeless. Among these groups, the need is greatest for rental assistance and programs that assist in preventing homelessness.

Lower-Income Homeowners: As with the City's renter households, housing overpayment and affordability is also a significant problem for the City's low and very low-income homeowners. Households suffering from housing overpayment have little left over each month for other basic necessities such as food, clothing, medicine, and household repairs. Low-income, over-paying homeowners tend to defer required maintenance of their homes. If a prolonged crisis strikes, such as large medical bills or a job layoff, foreclosure may occur, and might lead to homelessness.

First-Time Buyers: Opportunities for lower-income households to become homeowners are severely restricted in the San José housing market. The City is currently in the process of investigating creative ways of facilitating ownership for first time lower and moderate income homebuyers.

The new federal housing programs -- the HOME Investment Partnership Act and Homeownership and Opportunity for People Everywhere (HOPE) -- offer new federal strategies and resources to assist certain first-time buyers. Under HOME, the City intends to increase rehabilitation and new construction programs, especially for the priority groups identified.

HOPE provides grants to enable tenants to acquire and rehabilitate government owned or assisted housing. HOPE funds can be used for a variety of purposes, including assessing the feasibility of homeownership conversions of public housing, federally assisted rental housing and publicly-owned single-family units. Moreover, HOPE funds can be used for acquisition, rehabilitation, technical assistance, counseling and training, development activities, capital reserves, operating expenses, and transaction costs.

HOPE I funds can be used for public housing ownership and rehabilitation opportunities. HOPE II can be used for the federally assisted projects at-risk of conversion to market rate. HOPE III funds can also be used for acquisition and rehabilitation of single-family units. HOPE I and HOPE III programs have limited applicability to San José because the City currently has only two public housing projects and no single-family units that are publicly owned. The City will investigate the use of HOPE funds for a variety of projects, including cooperative or condominium ownership opportunities of HUD-financed projects at risk of conversion to market rate units.

Homeless and At-Risk Populations: The complex problems facing homeless people are many and varied, with housing a major need, along with supportive services. San José has an active program to assist its homeless population which includes the use of Stewart B. McKinney Homeless Assistance funds for construction, rehabilitation, and operation of homeless shelters and transitional

housing. Funds have assisted families, the elderly, and persons with disabilities. Other programs and services include the provision of rental assistance to AFDC families facing eviction, and coordination of Santa Clara County social service agencies with other support services to homeless persons.[1]

Other Lower-Income Special Needs Populations:

Drug abusers, recent parolees, victims of domestic violence and children and youth threatened with homelessness have been identified as special needs populations which often require temporary or transitional housing. Others include seniors, persons with disabilities, and AIDS/HIV patients who have also been identified as having special housing and/or service needs, but not necessarily transitional housing.

The first tier of special needs populations all have in common a need for transitional housing, which provides them with housing while they seek permanent housing, and remedial services such as job training, legal assistance, mental health counseling, and other healthcare-related needs. This population is more apt to function on the fringe of society and be the greatest group at-risk of homelessness. Support facilities and services for these special needs populations are necessary components of any housing strategy. As previously described, the City provides funding to develop transitional housing; however, the need is greater than available City resources.

While emphasizing more service components than before, HUD funding is still primarily restricted to rent subsidies and financing for housing rehabilitation or new construction. The City's 20% funds are even more legally constrained. The 20% funds cannot be used to fund facilities or operating costs for such services as day care centers for children and seniors, and programs such as job training, legal assistance, and mental health counseling. The City, however, has been giving priority attention to projects which incorporate these types of facilities and services where appropriate.

[1]It should be emphasized that the Housing Department is primarily involved with providing assistance for housing development (with the exception of the McKinney funds) and not with providing support facilities and services alone. To the extent that services are a part of construction projects under the aegis of the Department, they are included in this CHAS.

Federal or Local Preference for Assistance

The City will continue to support the County Housing Authority and the federal government's preference for assistance to very low-income families, displaced families, and those who live in substandard housing, especially those with children; the homeless; and others at-risk of homelessness.

Geographical Housing Needs

The City has identified specific geographic areas where the housing need is most acute. These areas have a higher proportion of lower-income households, substandard housing, and code enforcement action. These Target Areas are reflected in the City' housing report, Housing Rehabilitation Strategy Program,[2] which calls for 75% of available rehabilitation funds to be spent in the Target Areas and 25% Citywide on an as-needed basis. CDBG, Rental Rehabilitation Program (RRP) and 20% funds are used in these Target Areas as shown in **Figure 3.3.** The City has adopted a policy of dispersing lower-income housing in order to avoid concentrations of low-income households in an effort to increase neighborhood stability through mixed-income development.

The City's active neighborhood blight and comprehensive neighborhood revitalization programs strive to improve neighborhoods in a combined "City/local resident" cooperative effort. These programs were developed in response to neighborhood concerns about crime, a desire for community improvement, and the need to address the deteriorating housing stock. Project Crackdown addresses social problems of drugs, crime and gangs and physical blight. Project Blossom focuses on blighted conditions. Under the City's neighborhood strategies program, cooperative efforts such as the Santee Project Area program, combine "crackdown" and neighborhood blight improvements, while increasing efforts to organize the community

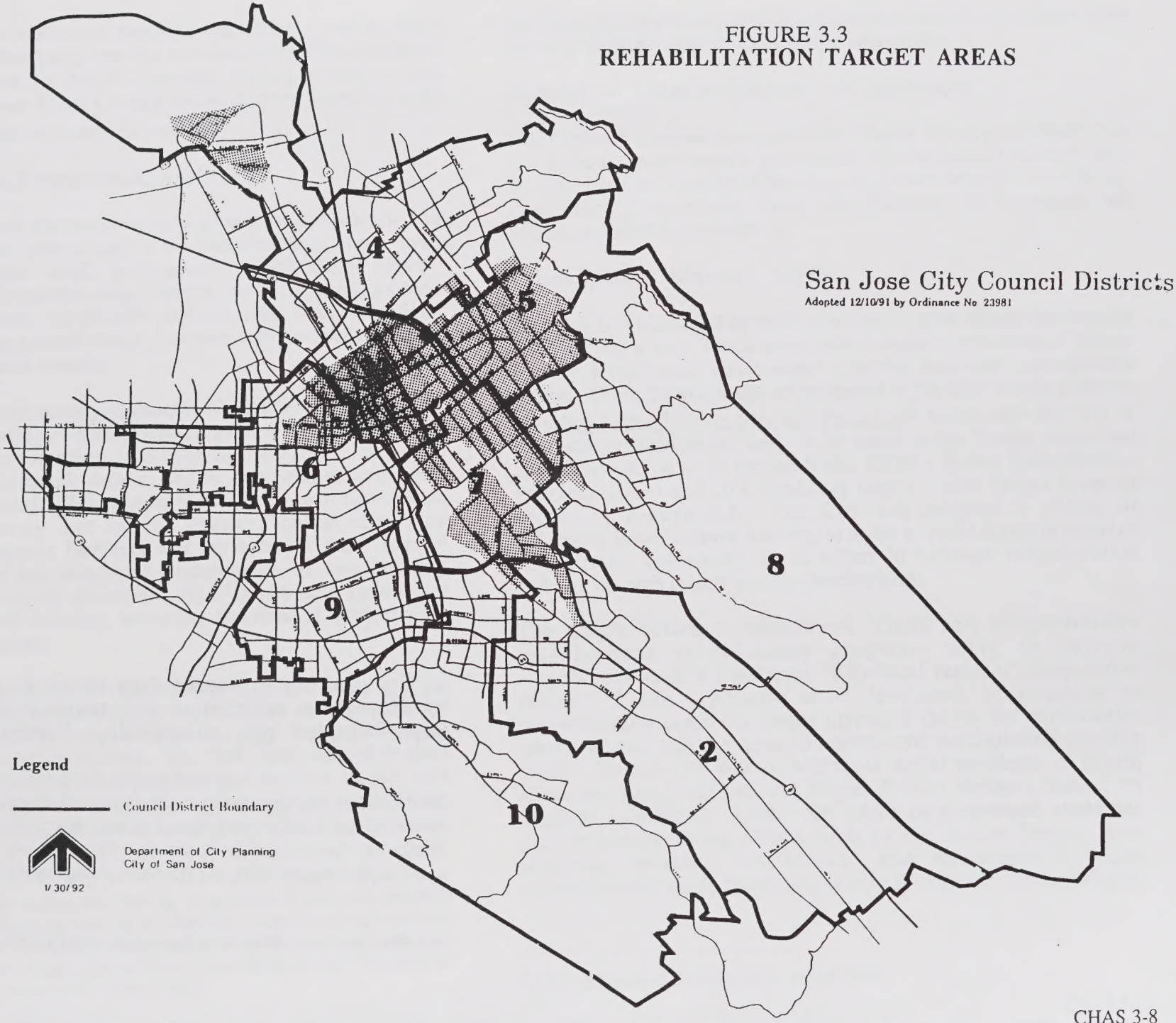
[2] City of San José Housing Dept. report 1990

and build public awareness and responsibility for solving the problems that exist.

The Market Inventory section discussed the high median sales price and rent structure for the City. Housing opportunities for many lower-income households are more easily attainable in lower-priced real estate markets which generally correspond with the Target Areas located in Council Districts 3, 4, 5, 6, and 7.

Action: The Housing Department will explore using Community Reinvestment Act criteria as a strategy to determine where to invest City money in the next CHAS update.

FIGURE 3.3
REHABILITATION TARGET AREAS



C. FIVE-YEAR STRATEGY

In the fall of 1987, the City of San José created a Mayor's Task Force on Housing to develop housing policies to guide the City in addressing affordable housing needs in San José over a five year period (1989/90-1993/94). A comprehensive Housing Needs Assessment was prepared by a consultant and thoroughly reviewed by the Task Force. The Housing Needs Assessment, together with input from the community, formed the basis for the five-year Housing Program.

In April 1990, the City Council adopted an "Expanded Affordable Housing Program" to authorize the use of tax increment bonds to fund an accelerated five-year housing production program. **Figure 3.4** depicts the City's "Expanded Housing Program."

FIGURE 3.4
EXPANDED HOUSING PROGRAM
(New Construction Only)

	Proposed Funding	Range of Units
Very Low Income	$30 M + local funds	1,361 - 3,630
Low Income	$12.5 M + local funds	756 - 1,135
Moderate Income	$7.5 M + local funds	545 - 1,361
Total	$50.0 M+ local funds	2,662 - 6,126

Source: City of San José, Housing Department, 1990.

The CHAS Five-Year Strategy period extends from October 31, 1991 through October 31, 1996. The City's Five-Year Plan predated the CHAS Five Year Strategy required by HUD. To reduce confusion and to provide a consolidated strategy, the Housing Department proposes that the two timetables be merged. The revised strategy provides: (1) additional funding resources using both the bonds secured by future Redevelopment Agency set-aside funds and new federal housing funds; (2) additional technical staff (already approved as a part of City Five-Year Plan) and required to achieve an expanded housing program; and (3) the revised implementation procedures designed to facilitate increased production of affordable housing.

GOALS

The Mayor's Final Report outlines the following City housing policy goals now incorporated into this CHAS:

Goal 1: Increase the supply of affordable housing, preserve the housing stock, and reduce the cost of developing affordable housing.

Goal 2: Utilize available resources to address priority needs for housing.

Goal 3: Increase the funds available for the preservation and development of affordable housing.

Goal 4: Disperse low income housing throughout the City, to avoid concentrations of low income households and to encourage racial and economic integration.

Goal 5: Encourage greater involvement of public and private sectors to increase and preserve the stock of affordable housing in San José.

Based on these policy goals, a series of recommendations was made relating to land use planning, site acquisition, residential development tax exemptions, Single Room Occupancy housing, the potential loss of federally-subsidized rental housing through conversions to market rate rentals, long-term affordability requirements, energy conservation, targeting of funds by income level, targeting funds for new and rehabilitated housing, development policies for rental and ownership housing, special needs housing, revenue enhancement, last resort housing, dispersion and integration, governmental role in production and preservation, and the housing industry role.

Over the past two years the City has systematically worked to address these issues and has implemented over 78% of the individual recommendations outlined in the Final Report. These efforts will continue while new program directions are implemented with the CHAS.

Production Goals

Since the City's priority is to increase production of new rental units for very low and low income families, the existing funding allocation policy for new construction (by income, new construction, and rehabilitation program activities) facilitates this objective. The current City rehabilitation policy directing that 75% of available funds be used in the Target Areas and 25% used Citywide on an as-needed basis, also remains a fundamental objective.

Figure 3.5 illustrates the Production Goals proposed for the Five-Year Strategy. The goals established for the strategy are limited to the City's affordable housing goals and not necessarily program to program goals. The Five-Year Strategy proposes a goal of 3,414 to 7,855 units which reflects the City funding allocation policy by income group. This includes the goal of 2,662 to 6,126 units of new construction and 752 to 1,729 rehabilitated units. Within each income range, production goals are further refined for various household types.

FIGURE 3.5

PRODUCTION GOALS (1991-96)

1 FIVE YEAR PRODUCTION GOAL (Rehabilitation & New Construction)

INCOME GROUP	% Commitment of City Hsg $	TOTAL UNIT GOALS	NEW CONSTR'N *	REHAB**
VLI	60%	2,048 to 4,713	1,544 to 3,555	504 to 1,158
LI	25%	854 to 1,964	606 to 1,393	248 to 571
MOD	15%	512 to 1,178	512 to 1178	0
TOTAL	100%	3,414 to 7,855	2,662 to 6,126	752 to 1,729

* The NEW CONSTR. figure: include ACQ/REHAB units

** REHAB figures refer to uni in which no aquisition is involved.

2 CITY POLICY FOR ALLOCATION OF CITY-CONTROLLED HOUSING RESOURCES

	RESOURCE ALLOCATION POLICY	PRE-EXPANDED HOUSING PROGRAM UNIT GOALS	EXPANDED HOUSING PROGRAM UNIT GOALS
New Construction*	67%	1,542 to 3,589	2,662 to 6,126
Rehab (Mod/Substantial)**	33%	752 to 1,729	752 to 1,729
TOTAL		2,294 to 5,318	3,414 to 7,855

3 PRODUCTION GOALS BASED ON INCOME GROUP & PRIORITY NEEDS GROUP

	VERY LOW INC (2,048 TO 4,713 Units) (60% of Total City Housing Funds)		LOW INCOME (854 TO 1,964 Units) (25% of Total City Housing Funds)		MODERATE INCOME (512 TO 1,178 Units) (15% of Total City Housing Funds)	
	PRIORITY GROUP	UNIT GOALS	PRIORITY GROUP	UNIT GOALS	GROUP	UNIT GOALS
a.	NEW RENTAL CONSTRUCTION (67% OF VLI $)	1544 to 3555	NEW RENTAL CONSTRUCTION (60% OF LI $)	478 to 1098	NEW RENTAL CONSTRUCTION	-0-
	Large Families (45% of $)	695 to 1600	Large Families (45% of $)	214 to 494	PRIORITIES FOR MODERATE INCOME HOUSEHOI ARE NOT REQUIRED FOR CHAS. HOWEVER, CITY STILL HAS PRODUCTION GOALS FOR MODERATE INCOME UNITS, AS INDICATED ABOVE & BELOW	
	Small Families (25%)	386 to 889	Small Families (25%)	120 to 275		
	Other Renter HH/SRO (20%)	309 to 711	Other Renter HH/SRO (20%)	96 to 220		
	Elderly 1-2 Person HH (10%)	154 to 355	Elderly 1-2 Person HH (10%)	48 to 196		
b.	REHABILITATION (MOD/SUBSTANTIAL) (33% OF VLI $)	504 to 1158	REHABILITATION (MOD/SUBSTANTIAL) (25% OF LI $)	248 TO 571	REHABILITATION	-0-
	Large Famlies (35%)	176 to 405	Large Famlies (35%)	87 to 200		
	Small Families (30%)	151 to 347	Small Families (30%)	74 to 171		
	Elderly 1-2 Person HH (25%)	126 to 290	Elderly 1-2 Person HH (25%)	62 to 143		
	Others/Special Needs (10%)	50 to 116	Others/Special Needs (10%)	25 to 57		
c.	1st TIME BUYERS	-0-	1ST TIME BUYERS (15% of LI	128 to 295	1ST TIME BUYERS	512 to 1,178

As was discussed in Section I, the projected new affordable housing need (adjusted) for the five-year CHAS period includes a total of 12,659 new affordable units. A comparison of this need versus projected production at the midrange is shown in **Figure 3.6.** This indicates that the City will meet a significant portion of San José's affordable housing needs: 58.4% of the VLI need, 29.1% of the LI need, and 17.4% of the Mod. need. The remaining need is expected to be developed in part through Redevelopment activities (15% of units in Project Areas), bond-financed construction, Housing Authority projects without City assistance, State-funded projects, and private sector development.

It must be noted, however, that ABAG used a definition of low income at 51%-80% of median area income to determine the number of new low income units needed, rather than the 51%-67% now adopted by HUD. Consequently, the actual number of low income units needed, based on the 67% definition, should be less, while the moderate income units needed should be higher. Thus, while **Figure 3.6** provides a rough indication of the anticipated shortfall, the actual LI shortfall is less and the Mod. shortfall is higher. As more information becomes available from ABAG, the Department will adjust these figures accordingly.

FIGURE 3.6

COMPARISON OF ADJUSTED NEED AND PROJECTED FIVE-YEAR PRODUCTION AT MIDRANGE: CITY-ASSISTED NEW CONSTRUCTION ONLY

	VLI Units	% of Need	LI Units	% of Need	Mod Units	% of Need	Total	% of Need
Adjusted ABAG Need	4,365		3,438		4,855		12,659	
Projected New Units (Midrange)	2,550	58.4%	1,000	29.1%	845	17.4%	4,395	34.7%
Shortfall	1,815		2,428		4,010		8,264	

Source: Department of Housing, 1992

Note: Excludes an additional 1,241 affordable units (midrange) to be rehabilitated during the five-year period.

Policy and Program Goals

The second component of the City's Five-Year Strategy involves policy and program initiatives to achieve the City's housing goals which are related to the institutional system and policy barriers identified in Section II.

Current Policy and Program Objectives

The goals recommended by the Mayor's Housing Task Force and adopted by the City Council as well as the Expanded Housing Program form the basis for the Five-Year Strategy for San José.

The following policy and programs objectives will be continued and pursued in the next five years:

- **Housing Supply**: The City's 20% funds, Federal funds such as HOME, HOPE, CDBG and any other HUD programs, tax credits, mortgage revenue bonds, State of California housing assistance programs and leveraged private lender funds will continue to finance the City's existing and expanded efforts to increase the supply of affordable housing and preserve its housing stock.

- **Rental Assistance**: To assist in alleviating the rent burden of lower-income families and individuals, the City will increase

affordable rental construction for households identified in Section I, and support an increase in Section 8 vouchers and certificates. The City is currently investigating the feasibility of acquisition/ rehabilitation of units with rents not exceeding 30% of 60% of area median incomes.

- **Homeownership Assistance**: In order to promote homeownership opportunities, the City is currently investigating the use of available funding to benefit low-income first-time buyers, especially large families with children, through such programs as MCCs, second mortgages, and self-help programs.

- **Special Needs Housing**: To help meet the needs of the families and individuals identified in Part A, Needs Assessment, the City will emphasize housing options for these groups and optimize the use of funds targeted for special needs persons. Special needs categories include, but are not limited to, seniors, large families, persons with physical and mental disabilities, the homeless, and families at-risk of homelessness.

- **Energy Efficiency**: The City shall continue to require energy efficient retrofitting of all rehabilitated units, to support small grants or low-interest loans to qualified persons for energy retrofitting, and to require energy efficient new construction.

- **Overcrowding**: To address the problems of overcrowding, the City will continue to emphasize rehabilitation of units occupied by large families, and/or to provide Section 8 rental assistance in conjunction with the Santa Clara County Housing Authority.

- **Low-Income Housing Concentrations**: The City will continue the existing policy of dispersing affordable housing to avoid concentrations of low-income households. The City will also continue to provide comprehensive neighborhood revitalization efforts in selected lower income target areas.

- **Displacement**: The City will continue to use existing federal and state relocation guidelines where applicable.

- **Housing Conversion or Demolitions**: The City convened a Task Force on federal conversions and has identified federally- assisted "at-risk" units. Policy guidelines were developed for use in addressing this issue. The City shall use these guidelines to respond to owners who file notices of interest and plans of action to convert their properties to market rate units.

  The Department of Housing, will continue its policy of avoiding demolition of a unit unless the unit is substandard and beyond reasonable repair (i.e., the cost of rehabilitation exceeds replacement cost). The property owner is then encouraged to replace the unit, with City subsidies, to maintain the existing housing stock.

- **Coordination with Affordable Housing Sponsors**: The City's Housing Department was initially created to help facilitate development by affordable housing sponsors and to address the housing needs in San José. The City will continue to support affordable housing sponsors and to provide technical assistance where needed, encourage for-profit partnerships with nonprofits, and monitor improvements in the delivery system.

- **Management of Public Housing**: Within the City there are few public housing units and the City does not provide property management services. However, the City does cooperate with the Santa Clara County Housing Authority which manages its public housing units and is developing a 25-unit family public housing project with assistance for the City's Department of Housing.

Supportive Housing for Homeless Persons

- **Emergency Shelters, Transitional Housing, Independent Living and Related Services**: The City will support the need for and fund additional transitional housing and individual living opportunities for homeless and other special needs groups identified in Part A, Needs Assessment.

- **Permanent Housing Opportunities**: The City supports several permanent housing projects and will continue to do so,

while placing more emphasis on permanent housing for identified special needs groups.

- **At-Risk Persons**: The City will actively pursue affordable housing options, including SRO development and eviction prevention programs, which benefit at-risk groups identified in Part A, Needs Assessment.

- **Supportive Facilities**: The City will provide supportive facilities, where feasible, and encourage potential support service providers to expand when capabilities and existing needs suggest such growth.

Supportive Housing for Other Persons with Special Needs

- **Persons with Disabilities**: The City will continue to provide funding for this subgroup, including funds for new construction and major rehabilitation projects.

- **Elderly**: The City shall continue to place high priority on the housing needs of lower-income elderly and frail elderly by supporting major and moderate rehabilitation projects, and promoting additional rental subsidies.

- **Persons with AIDS/HIV**: The City has provided funding assistance for two group homes for AIDS patients and will continue to seek opportunities for additional housing to address this growing need.

- **Economic Independence/Self-Sufficiency for Families:** The City is jointly exploring low-cost housing options with service components with the County of Santa Clara. Other than homeless or designated special needs programs, the City does not typically receive funds for facilities and services; however, the City will give priority to projects which provide service components.

- **Minority Populations:** The City of San José does not have traditional ethnic enclaves typical of other large cities. Where there are concentrations of lower income ethnic or racial groups, the City has encouraged ethnic and cultural diversity and assisted in community revitalization and neighborhood stabilization efforts.

Policy Initiatives to Address Barriers to Affordable Housing

The following recommended initiatives reflect actions which are needed to improve local and State policies affecting the cost or incentives to develop, maintain, or improve affordable housing:

- Evaluate City policies that appear to some members of the public to discourage development of new lower-income rental units in Downtown Core and Frame Area to accommodate lower wage-service sector and entry-level employees, such as university and hotel employees and clerical workers.

- **Action: As directed by the City Council, the Housing Department will reevaluate the definition of "impacted areas" using new census tract information (available in 1993) as it relates to the City's dispersion policy.**

- Continue to pursue feasibility of inclusionary zoning as one approach to increase the supply of affordable housing opportunities Citywide.

- Encourage City-initiated mixed income/use zoning to increase neighborhood revitalization efforts in Target Areas.

- Support continuing efforts to examine the feasibility of reducing Residential Construction Fees for affordable housing.

- Continue to pursue the use of higher density zoning as a permitted use in certain areas in conjunction with specific plans and/or design standards.

- Investigate the legalization of illegal non-conforming units, where feasible, e.g., permit secondary units.

- Consider exemptions to Level-of-Service (LOS) policies for certain infrastructure requirements, such as sanitary and storm drain sewers, for infill residential development and SROs.

- Consider creating additional residential design standards for small, infill projects to assist with streamlining of approval of these projects.

- Consider special handling for all substantial rehabilitation and new affordable housing construction.

- Consider General Plan and Zoning Code amendments to define transitional housing and identify areas where use would be allowed.

- Support the New Housing Initiative to permit additional housing, especially on major transportation routes, and encourage the development of affordable housing opportunities near major job centers.

- Support the development of employer-assisted housing programs.

- **Action: The Housing Department will analyze the success of the existing tax and fee exemption ordinance in the fourth year (CHAS Year 1994/95) to allow the City time to assess the impact of this ordinance on the City's capital budget.**

Delivery System Initiatives

The following recommended initiatives reflect actions which the institutional structures must consider in order to improve the affordable housing delivery system:

Local:

- Improve affordable housing opportunities by continuing to refine the local streamlining review process.

- Continue to support capacity-building/management skills of nonprofit housing developers.
  - -Use federal funds for this purpose;
  - -Encourage adaptive reuse projects.

- Encourage for-profits to build affordable housing by joint venturing with non profits.
  - -Consider mixed-use projects;
  - -Maximize mixed-use opportunities Citywide.

- Encourage financial institutions to work with nonprofits which would reduce the high risk of affordable housing projects.

- Increase public awareness of affordable housing needs.
  - -Involve financial institutions and private industry;
  - -Build public awareness program to counter NIMBY syndrome;
  - -Publicize review of CHAS widely and encourage participation of citizenry, especially those directly affected by the City's housing efforts.
  - **-Action: The Department will investigate a public relations campaign for housing, including an anti-NIMBY strategy.**

- Investigate means of encouraging the building/finance industry in affordable housing construction by:
  - -Promoting bonus densities in exchange for affordable housing;
  - -Increasing developer finance incentives.

- **Action: As directed by the City Council, the Housing Department will evaluate the feasibility of creating a Housing Ombudsman to provide better coordination and communication between City Departments and agencies, and the public.**

State/Federal:

- Advocate improved coordination between state and federal housing agencies to facilitate improved funding availability for housing.

- Advocate the reauthorization/permanent authorization and increase of tax credits and bond authority for housing development and MCCs for 1st-time buyers.

- Support increased bond funding at the State level for affordable housing programs.

Homeless Goals

The City's Five-Year Strategy for Homeless and Special Needs includes increasing shelter capacity. The CityTeam mission will increase its emergency shelter capacity from 32 to 100 beds including a 12-month transitional program for the chronically addicted. A shelter for 12 addicted homeless women will be included, as well as a 12-month transitional program. A shelter for 15 families will provide a separate children's day care facility. A number of new service programs will be offered as well.

The Salvation Army is considering the move of its facilities from the Downtown Frame Area. This move would involve an expansion of shelter capacity, transitional housing, and possibly a 50-unit senior center. A number of supportive services will be offered from the new location.

The Multi-Service Center of Silicon Valley is seeking a site for a multi-service center for the homeless and near homeless. A component of this program will provide transitional housing for up to 300 people. The primary focus will be to provide caseworkers to coordinate services to the homeless and near homeless, using both County agencies and independent nonprofits. Emphasis will be on employment information, child care, and housing services.

Recognizing homelessness as a regional problem, requiring both housing and services, the City of San José and the County of Santa Clara will continue to work together in establishing goals. The goals already articulated for the next five years include:

- Increasing the beds available in shelters to families by 10% of existing capacity;
- Increasing shelter beds available to women with children by 10% of existing capacity;
- Establishing shelter teams to provide alcohol and drug counseling, social services, medical/public health, and housing services using a case management approach ; and
- Increasing transitional housing facilities by 10% of existing capacity.

Additionally, the City and County will continue to meet on an on-going basis to address the homeless problem in general, specific segments within that population, and to exchange information and share resources.

Special Needs/Supportive Housing Goals

The City will continue its on-going efforts to provide housing for persons with disabilities, the elderly, HIV/AIDS and others still able to care for themselves. Many special needs groups require housing with an integral supportive service component. Given the continued decline in service funding from both federal and State levels, it is difficult to predict to what extent, if any, the City can hope to expand housing opportunities requiring these services.

The City is now working aggressively with the County and nonprofit providers to seek grants and other new funding opportunities in an effort to maintain existing facilities while exploring options for expansion.

CHAS Table 3 A

City of San José
Department of Housing

Priorities for Assistance
5-Year Plan

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

CITY OF SAN JOSÉ

Five Year Period (enter fiscal yrs.)
FY: 91/92 through FY: 95/96

Activity		Renters				Owners			Homeless Persons	Other Persons with Special Needs
		Elderly	Non-elderly Households				First-Time Home-buyers			
		1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Existing Home-owners (E)	With Children (F)	All Others (G)	(H)	(I)
Very Low-Income Persons	1. Moderate Rehabilitation/Acquisition	2	2	2	2	1	0	0	1	1
	2. New Construction, Substantial Rehabilitation, Related Infrastructure	2	3	1	1	2	0	0	0	2
	3. Rental Assistance	1	2	1	2	-	-	-	1	1
	4. Homebuyers Assistance	-	-	-	-	-	3	3	-	-
	5. Support Facilities and Services	2	0	2	0	0	0	0	1	2
Other Low-Income Persons	6. Moderate Rehabilitation/Acquisition	3	3	3	3	2	0	2	0	3
	7. New Construction, Substantial Rehabilitation, Related Infrastructure	3	0	2	2	0	0	2	0	2
	8. Rental Assistance *	2	0	2	0	-	-	-	0	3
	9. Homebuyers Assistance	-	-	-	-	-	2	0	-	-
	10. Support Facilities and Services	0	0	3	0	0	0	0	0	2

CHAS Table 3 B

Summary of Previous Projects

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

CITY HOUSING LOANS INDIVIDUALLY APPROVED BY THE CITY COUNCIL WITH DEED RESTRICTIONS

UNIT PRODUCTION - 7/1/89 TO 8/31/91

PROJECT TYPE:

SF	Single Family Detached
SF-T	Single Family Attached - Townhome
SF-C	Single Family Attached - Condominium
SF-D	Single Family Attached - Duplex
MF	Multi Family (3 units or more)
SRO	Single Room Occupancy
T	Transitional Housing

OCCUPANCY CLASSIFICATION:

F	Family
Sr	Senior
H	Homeless
HD	Handicap
SH	Single Head of Hopusehol
C	Children
A	At Risk Population

CONSTRUCTION TYPE:

A	Acquisition
NC	New Construction
R	Rehabilitation
A/R	Acquisition & Rehabilitation
R/NC	Rehabilitation & New Construction

FUNDS RESERV'D IN FY	PROJECT	BORROWER	COUNCIL DISTRICT	LOAN AMOUNT	# OF UNITS ASSISTED VERY LOW	LOW	MOD	TOTAL UNITS	BEDS	PROJECT TYPE	OCCUPANCY CLASS - IFICATION	CONST-RUCTION TYPE	LOCATION
90-91	Cape Cod Court	Community Housing Developers	1	1,200,000	8	20		28		MF	F	A	Cape Cod Court
		Total District 1		**1,200,000**	**8**	**20**	**0**	**28**	**0**				
90-91	Holy Family	HF Afford Hsg Corp/Mid Penin	2	97,220	50	20		70		MF	F	NC	Pearl Avenue & Kozera
		Total District 2		**97,220**	**50**	**20**	**0**	**70**	**0**				
89-90	Hsg Auth Fam Proj (LR) (*)	SC County Housing Authority	3	504,000	9			9		(B)	(B)	(B)	8th & Julian
89-90	Lick & Humboldt	Lick Avenue Associates	3	1,000,000		6	6	12		SF-T	F	NC	Lick & Humboldt
90-91	YWCA (Villa Nueva)	Bridge	3	1,280,000	63			63		MF	A	NC	South 2nd Street
		Total District 3		**2,784,000**	**72**	**6**	**6**	**84**	**0**				
89-90	Keen (Rincon)	First San Jose Housing	4	700,000	163			163		MF	F	NC	Old Oakland Road
		Total District 4		**700,000**	**163**	**0**	**0**	**163**	**0**				
89-90	Casa Macsa	MACSA, Inc.	5	1,322,000				(A)		MF	Sr	NC	Jackson & Madden
89-90	Poco III	Pan Asian Community Develop	5	797,250	1	13		14		MF	F	R	McCreery & Poco Way
89-90	Suenos (Self Help)	Community Hsg Developers	5	1,200,000				(A)		SF	F	NC	King & Virginia Place
		Total District 5		**3,319,250**	**1**	**13**	**0**	**14**	**0**				
89-90	Paula Street (LR)	First San Jose Housing	6	733,000				(A)		MF	F	NC	Paula & Lincoln Avenue
90-91	Evans Commons	Evans Commons Associates, Inc	6	1,300,000			25	25		SF-T	F	NC	Evans Lane
90-91	Curtner Gardens	Morley & Associates	6	1,200,000	180			180		MF	A	NC	Canoas Garden & Curtner
		Total District 6		**3,233,000**	**180**	**0**	**25**	**205**	**0**				
89-90	Franklin - McKinley (LR) (**)	Hsg Dept/Hsg Authority	7	870,000			20	20		SF-T	F	NC	Lucretia Avenue
89-90	Timberwood Apartments	Mid Peninsula Hsg Coalition	7	1,500,000	57			57		MF	F	A/R	Seven Trees Blvd.
90-91	Country Hills	Mid Peninsula Hsg Coalition	7	2,050,000	31			31		MF	F	A	El Rancho Drive
		Total District 7		**4,420,000**	**88**	**0**	**20**	**108**	**0**				
89-90	Battledance - The Grove	Community Housing Developers	8	1,000,000				(A)		MF	F	NC	Battledance & Branham
89-90	Villa San Pedro Apartments	SC County Housing Authority	8	700,000	70	30		100		MF	F	R	Danze Drive
		Total District 8		**1,700,000**	**70**	**30**	**0**	**100**	**0**				
89-90	County Childrens Shelter	Santa Clara County	9	150,000					(A)	MF	C,H	NC	Union South of Camden
90-91	Rotary Plaza Senior Housing	SC County Housing Authority	9	2,000,000	102			102		MF	Sr	NC	Almaden & Branham Avenue
		Total District 9		**2,150,000**	**102**	**0**	**0**	**102**	**0**				

CITY HOUSING LOANS INDIVIDUALLY APPROVED BY THE CITY COUNCIL WITH DEED RESTRICTIONS

UNIT PRODUCTION - 7/1/89 TO 8/31/91

PROJECT TYPE:

SF	Single Family Detached
SF-T	Single Family Attached - Townhome
SF-C	Single Family Attached - Condominium
SF-D	Single Family Attached - Duplex
MF	Multi Family (3 units or more)
SRO	Single Room Occupancy
T	Transitional Housing

OCCUPANCY CLASSIFICATION:

F	Family
Sr	Senior
H	Homeless
HD	Handicap
SH	Single Head of Hopusehol
C	Children
A	At Risk Population

CONSTRUCTION TYPE:

A	Acquisition
NC	New Construction
R	Rehabilitation
A/R	Acquisition & Rehabilitation
R/NC	Rehabilitation & New Construction

FUNDS RESERV'D IN FY	PROJECT	BORROWER	COUNCIL DISTRICT	LOAN AMOUNT	# OF UNITS ASSISTED VERY LOW	LOW	MOD	TOTAL UNITS	BEDS	PROJECT TYPE	OCCUPANCY CLASS - IFICATION	CONST-RUCTION TYPE	LOCATION
90-91	Playa Almaden	Nelson & Maples Development	10	1,170,000			20	20		(B)	(B)	NC	
90-91	Hoffman Court I, II & III	Housing for Independent People	10	660,100	12			12		SF-C	F	A/R	Almaden & Coleman
		Total District 10		**1,830,100**	**12**	**0**	**20**	**32**	**0**				

Footnotes:

(A) Units for projects funded in more than one year are shown in the first year of funding to avoid a double count of units.

(B) Project still in the predevelopment stage: scope is not yet finalized.

(C) Housing Authority has proposed not using the $40,000 pre development loan and will apply for Site Acquisition funds of $2,000,000 and change the unit count to 22VL and 80L resulting in 102 total units.

(LR) = Last Resort

(*) $56,000 X 9 units = $504,000.

(**) Of the original acquisition price of $1,400,000, $530,000 (1 acre) was allocated to the 8th and Julian Street site.

SUMMARY:

Total District 1	1,200,000	8	20	0	28	0
Total District 2	97,220	50	20	0	70	0
Total District 3	2,784,000	72	6	6	84	0
Total District 4	700,000	163	0	0	163	0
Total District 5	3,319,250	1	13	0	14	0
Total District 6	3,233,000	180	0	25	205	0
Total District 7	4,420,000	88	0	20	108	0
Total District 8	1,700,000	70	30	0	100	0
Total District 9	2,150,000	102	0	0	102	0
Total District 10	1,830,100	12	0	20	32	0
GRAND TOTAL	**21,433,570**	**746**	**89**	**71**	**906**	**0**
Percentage by Unit Count		82.3%	9.8%	7.8%	100.0%	N/A

HOUSING LOANS INDIVIDUALLY APPROVED BY COUNCIL
UNIT PRODUCTION 1981 TO 7/1/89

THE CITY OF SAN JOSE — HOUSING DEPARTMENT

PROJECT TYPE:

SF	Single Family Detached
SF-T	Single Family Attached - Townhome
SF-C	Single Family Attached - Condominium
SF-D	Single Family Attached - Duplex
MF	Multi Family (3 units or more)
SRO	Single Room Occupancy
T	Transitional Housing

OCCUPANCY CLASSIFICATION

F	Family
Sr	Senior
H	Homeless
HD	Handicap
SH	Single Head of Household
C	Children

CONSTRUCTION TYPE:

A	Acquisition
NC	New Construction
R	Rehabilitation
A/R	Acquisition/Rehabilitation
R/NC	Rehabilitation/New Construction

FUNDS RESERV'D IN FY	PROJECT	BORROWER	COUNCIL DISTRICT	LOAN AMOUNT	# OF UNITS ASSISTED (A) VERY LOW	LOW	MOD	TOTAL UNITS	BEDS	PROJECT TYPE	OCCUPANCY CLASS - IFICATION	CONST-RUCTION TYPE	LOCATION
83-84	Home III	Housing for Independent People	1	185,000	7			7		MF	H	A/R	1144 Roewill Drive
84-85	Park Williams	Circle K Development Co.	1	440,000		12	4	16		SF-C	F	NC	Williams Street
		Total District 1		**625,000**	**7**	**12**	**4**	**23**	**0**				
81-82	Jeanne D'Arc Manor	Diocese of San Jose	3	200,000	87			87		MF	Sr	NC	5th & San Fernando
82-83	Parkside Condominiums	Fountain Lane Properties	3	2,939,000			60	60		SF-C	F	NC	Park & Delmas
82-83	St. James Townhomes	Fountain Lane Properties, Ltd.	3	320,000			4	4		SF-T	F	NC	6th & St. James
83-84	357 Willow	Community Housing Developers	3	357,500	10			10		MF	F	A/R	357 Willow
83-84	Myrtle Place	Fountain Lane Properties, Ltd.	3	451,900			10	10		SF-C	F	NC	Myrtle & McKendrie
84-85	Boggini Plaza	Armax, Inc.	3	406,000			7	7		SF-T	F	NC	200 Block South 9th Street
84-85	New Horizons	Citation Homes, Inc.	3	1,532,000			80	80		SF-C	F	NC	Almaden & Alma
84-85	Palmwood Terrace	Community Housing Developers	3	1,134,000		18	10	28		SF-C	F	NC	Lick & Palm Street
85-86	Dorchester Apartments	Greg Somerville	3	350,000		16		16		MF	F	A/R	295 East San Fernando
85-86	Duane Street	First San Jose Housing	3	1,998,000	12	11		23		MF	F	NC	Duane at Market Street
85-86	Empire Vista Gardens	The Neishinn Corp.	3	130,000			5	5		SF-C	F	NC	Empire between 2nd & 3rd
85-86	Giovanni Center	The John Stewart Company	3	1,040,885	24			24		MF	Sr	R	5th & San Fernando
85-86	James Square (Metro Court)	Green Valley Associates	3	1,000,000			19	19		MF	F	R	390 North Second Street
85-86	Naglee Mansion	Naglee Mansion Associates	3	266,000		17		17		MF	F	R	12th & San Fernando
85-86	Pala Ranch Station	North 19th Associates	3	125,000			1	1		SF-D	F	NC	19th & Hedding
85-86	Transitional Housing I	Emergency Housing Consortium	3	292,000	3			3		MF	F	R, T	North 5th Street
85-86	Transitional Housing III	Emergency Housing Consortium	3	382,000	6			6		MF	F	R, T	Younger
85-86	Vintage Tower	The Aspen Group, Inc.	3	2,700,000		12	18	30		MF	F	R	6th & Santa Clara
85-86	Willow II	Community Housing Developers	3	277,000	12			12		MF	F	R	Willow
86-87	Commercial Street Shelter	San Jose Urban Ministry	3	293,000				0	50	MF	H	R	Commercial Street
86-87	Gallo Square	Greg Grey & Associates	3	375,000	6			6		SF	F	R	20th & Jackson
86-87	Julian Street Inn	Housing for Independent People	3	1,444,240				0	50	MF	H	NC	Julian & Montgomery
86-87	YWCA (Villa Nuevá)	Bridge	3	50,000	63			63		MF	SH	NC	2nd Street
86-87	Salvation Army Shelter (Grant)	Salvation Army	3	50,000				0	48	MF	H	R	
87-88	Almaden Place (Troy Laundry)	Troy Associates	3	1,100,000	10	20		30		MF	F	NC	Almaden & Duane
87-88	Homebase	Housing for Independent People	3	115,000	24			24		MF	HD	NC	Calhoun &19th; Lick & Willow
87-88	Manor House	Housing for Independent People	3	590,000	60			60		SRO, MF	HD	A/R	South 9th Street
87-88	Transitional Housing III	Emergency Housing Consortium	3	337,800	6			6		MF	F	R, T	South 5th Street
88-89	Amerimac	Golden Pacific Financial	3	150,000			6	6		SF	F	R	Scattered Locations
88-89	Asbury	Housing for Independent People	3	233,000	2			2		SF-D	F	A/R	Asbury Street
88-89	Dicese of San Jose (Pre Dev)	Diocese of San Jose	3	50,000		25	25	50		MF	F	NC	3rd & Reed
88-89	YWCA (Villa Nuevá)	Bridge	3	1,800,000				(C)		MF	SH	NC, SH	South 2nd Street
		Total District 3		**22,489,325**	**325**	**119**	**245**	**689**	**148**				

HOUSING LOANS INDIVIDUALLY APPROVED BY COUNCIL
UNIT PRODUCTION 1981 TO 7/1/89

THE CITY OF SAN JOSE — HOUSING DEPARTMENT

PROJECT TYPE:

SF	Single Family Detached
SF-T	Single Family Attached - Townhome
SF-C	Single Family Attached - Condominium
SF-D	Single Family Attached - Duplex
MF	Multi Family (3 units or more)
SRO	Single Room Occupancy
T	Transitional Housing

OCCUPANCY CLASSIFICATION

F	Family
Sr	Senior
H	Homeless
HD	Handicap
SH	Single Head of Household
C	Children

CONSTRUCTION TYPE:

A	Acquisition
NC	New Construction
R	Rehabilitation
A/R	Acquisition/Rehabilitation
R/NC	Rehabilitation/New Constru

FUNDS RESERV'D IN FY	PROJECT	BORROWER	COUNCIL DISTRICT	LOAN AMOUNT	# OF UNITS ASSISTED (A) VERY LOW	LOW	MOD	TOTAL UNITS	BEDS	PROJECT TYPE	OCCUPANCY CLASS - IFICATION	CONST-RUCTION TYPE	LOCATION
85-86	Amberwood	Davidson, Brezzo & Cavanuagh	4	900,000		38	58	96		MF	F	NC	Lundy & Stonybrook
85-86	Stonybrook	A & M Development	4	100,000			5	5		SF-D	F	NC	Lundy & Stonybrook
87-88	Communidad De Alviso	Organizacion De Alviso (OCA)	4	156,000	4			4		SF-D	F	NC	Michigan Avenue
		Total District 4		**1,156,000**	**4**	**38**	**63**	**105**	**0**				
82-83	Mayfair (Manufactured Modular)	A. F. Evans Co., Inc.	5	243,000		7	10	17		SF	F	NC	Via de Guadalupe
85-86	Orchard Square	Citation Homes	5	400,000			18	18		SF-D	F	NC	Mather & Damey Drive
86-87	Guapa (Self Help)	First San Jose Housing	5	1,338,000	10	19		29		SF-D	F	NC	Lido & McCreery
86-87	Las Plumas Family Shelter	Concern for the Poor, Inc.	5	1,940,500				0	143	MF	H	R	Las Plumas Avenue
86-87	Rose Court	Community Housing Developers	5	937,800		14	4	18		SF-T	F	NC	Rose Bay near Capitol
87-88	Casa Macsa	MACSA, Inc.	5	400,000	40	1		41		MF	Sr	NC	Jackson & Madden
87-88	Oakland Avenue (Self Help)	Community Housing Developers	5	587,357		13		13		SF-T	F	NC	1891 East San Antonio
88-89	Casa Macsa	MACSA, Inc.	5	150,000				(C)		MF	Sr	NC	Jackson & Madden
88-89	Nunez	Nunez	5	41,300	2			2		SF-D	F	R	Clyda Drive
88-89	Suenos (Self Help)	Community Housing Developers	5	1,450,000	11	35		46		SF	F	NC	King & Virginia Place
		Total District 5		**7,487,957**	**63**	**89**	**32**	**184**	**143**				
82-83	Canoas Garden Townhomes	Community Hsg Developers	6	2,500,000		22	23	45		SF-T	F	NC	Canoas & Almaden
83-84	Chai House I	Chai House Inc.	6	700,000	70			70		MF	Sr	NC	St. Elizabeth Drive
84-85	Chai House II	Chai House Inc.	6	1,895,000		14	56	70		MF	Sr	NC	St. Elizabeth Drive
85-86	Vivente I	Housing for Independent People	6	125,000	28			28		MF	HD	NC	County Medical Center
87-88	Willard Avenue	Community Housing Developers	6	684,500	15	5		20		MF	F	R	Willard Avenue
87-88	De Rose (Senior)	SC County Housing Authority	6	1,400,000	26	50		76		MF	Sr	NC	S.W. Expressway & McKinley
88-89	Paula Street (LR)	First San Jose Housing	6	657,000	10	11		21		MF	F	NC	Paula & Lincoln Avenue
		Total District 6		**7,961,500**	**149**	**102**	**79**	**330**	**0**				
83-84	Fairview Park	Charles W. Davidson	7	228,750		5		5		SF-C	F	NC	Tully & Tekman
85-86	Cinnabar	Amstar Associates I	7	500,000			71	71		MF	F	NC	Almaden Exprswy South of Al
87-88	Martha Street (University Gardens)	Fountain Lane Properties, Ltd.	7	1,600,000			33	33		SF-C	F	R/NC	11th & Martha Street
88-89	SC Housing Authority (*)	SC County Housing Authority	7	896,000	16			16		MF	F	NC	Lucretia Ave
		Total District 7		**3,224,750**	**16**	**5**	**104**	**125**	**0**				
84-85	Inverness Village	A-M Company	8	900,000			6	6		SF-T	F	NC	Capitol Exprswy & Aborn
87-88	Battledance - The Grove	Community Housing Developers	8	779,200	26	14		40		MF	F	NC	Battledance & Branham
87-88	Battledance - Meadows	Community Housing Developers	8	356,200	40	1		41		MF	Sr	NC	Battledance & Branham
88-89	Battledance - The Grove	Community Housing Developers	8	50,000				(C)		MF	F	NC	Battledance & Branham
88-89	Battledance - Meadows	Community Housing Developers	8	800,000				(C)		MF	Sr	NC	Battledance & Branham
88-89	Hickman	Hickman	8	85,739	1			1		SF	F	R	Blue Ridge Drive
		Total District 8		**2,971,139**	**67**	**15**	**6**	**88**	**0**				

HOUSING LOANS INDIVIDUALLY APPROVED BY COUNCIL
UNIT PRODUCTION 1981 TO 7/1/89

THE CITY OF SAN JOSE — HOUSING DEPARTMENT

PROJECT TYPE:

SF	Single Family Detached
SF-T	Single Family Attached - Townhome
SF-C	Single Family Attached - Condominium
SF-D	Single Family Attached - Duplex
MF	Multi Family (3 units or more)
SRO	Single Room Occupancy
T	Transitional Housing

OCCUPANCY CLASSIFICATION

F	Family
Sr	Senior
H	Homeless
HD	Handicap
SH	Single Head of Household
C	Children

CONSTRUCTION TYPE:

A	Acquisition
NC	New Construction
R	Rehabilitation
A/R	Acquisition/Rehabilitation
R/NC	Rehabilitation/New Constru

FUNDS RESERV'D IN FY	PROJECT	BORROWER	COUNCIL DISTRICT	LOAN AMOUNT	# OF UNITS ASSISTED (A) VERY LOW	LOW	MOD	TOTAL UNITS	BEDS	PROJECT TYPE	OCCUPANCY CLASS - IFICATION	CONST-RUCTION TYPE	LOCATION
81-82	Cambrian Center	Eshmun Foundation	9	25,378	(B)			(B)		MF	Sr	NC	Camden & Union
83-84	Cedar Glen Apartments	Davidson, Brezzo & Cavanuagh	9	600,000		52		52		MF	F	NC	Bascom & Cedar Lane
84-85	Home IV	Housing for Independent People	9	246,000	7	20		27		SF	HD	A/R	Scattered locations
85-86	Disabled Vets	Housing for Independent People	9	162,000	4			4		MF	HD	R	Ross Circle
85-86	Vivente II	Housing for Independent People	9	125,000	29			29		MF	Sr/HD	NC	Dent Avenue
86-87	Homeport	Housing for Independent People	9	140,000	15			15		MF	HD	NC	Union South of Los Gatos Av
86-87	Homes for Mentally Ill	Housing for Independent People	9	614,000	16			16		MF	HD	R	Ross Circle
86-87	Sparkhouse	Housing for Independent People	9	95,500		36		36		MF	HD	R	1720 Merrill Drive
86-87	Tri Aegis	Jeannette McNeely	9	132,500	6			6		MF	H	R	Ross near Leigh
88-89	County Childrens Shelter	Santa Clara County	9	350,000				0	132	MF	C,H	NC	Union South of Camden
		Total District 9		**2,490,378**	**77**	**108**	**0**	**185**	**132**				
85-86	Satellite Housing	Housing for Independent People		500,000	12			12		SF	HD	R	Scattered locations
86-87	Scattered Sites	Community Housing Developers		260,000	8			8		SF	F	NC	Scattered locations
		Total City Wide		**760,000**	**20**	**0**	**0**	**20**	**0**				

Footnotes:

(A) Includes all units which are required to be made affordable in the terms of the loan agreement.

(B) The 148 units in this project were affordable to very low income families when they were first occupied. However, due to the relatively small City loan amount, the loan agreement did not include affordablility restrictions to ensure longer term affordability.

(C) Units for projects funded in more than one year are shown in the first year of funding to avoid a double count of units.

(LR) = Last Resort

(*) $1,400,000/25 units = $56,000 per unit; $56,000 X 16 units = $896,000

SUMMARY OF ALL PROJECTS 1981 TO 7/1/89:

Total District 1	625,000	7	12	4	23	0
Total District 3	22,489,325	325	119	245	689	148
Total District 4	1,156,000	4	38	63	105	0
Total District 5	7,487,957	63	89	32	184	143
Total District 6	7,961,500	149	102	79	330	0
Total District 7	3,224,750	16	5	104	125	0
Total District 8	2,971,139	67	15	6	88	0
Total District 9	2,490,378	77	108	0	185	132
Total City Wide	760,000	20	0	0	20	0
GRAND TOTAL	**49,166,049**	**728**	**488**	**533**	**1,749**	**423**
Percentage by Unit Count		**41.6%**	**27.9%**	**30.5%**	**100.0%**	**0.0%**

SECTION IV. ONE-YEAR PLAN AND IMPLEMENTATION

This section describes the City's first year action plan objectives, which covers the period October 31, 1991 through October 31, 1992, based on the priorities identified in the Five-Year Strategy and the City's Monitoring Plan for its housing programs. ***HUD Table 4/5A*** *identifies the sources of funds anticipated to be used for Year One.* ***Table 5B*** *specifies the first year goals for households to be assisted with federal funds.*

A. ONE-YEAR PRODUCTION OBJECTIVES

The One-Year Plan involves discrete annual objectives that can be measured in terms of (1) units produced, (2) lower income households assisted, or (3) dollars leveraged. In keeping with the spirit of the CHAS, these targets are intended to "promote rather than frustrate progress." The targets are based on a reasonable assessment of the constraints and opportunities the City of San José is likely to confront in the year ahead. **Figure 4.1** illustrates the City's affordable housing objectives for the first year of the CHAS.

As stated in Section III, the City of San José has projected a five-year production goal of 3,414 to 7,855 units. A one-year breakdown represents a range of 532 to 1,225 units for new construction and acquisition/rehabilitation projects, and 150 to 346 units for projects involving rehabilitation only.

More specifically, San José anticipates committing funds in the first year for 1,173 units, plus facilities for 91 beds to house the homeless and persons with special needs. Included in the goal of 1,173 units is the development of 125 single room occupancy-type units to serve the population at risk of homelessness. Toward this end, the City issued in July 1991 a $3 million Notice of Funding Availability (NOFA) to solicit proposals for residential hotels and single room occupancy (SRO) units.

A second NOFA of $20 million was announced in August 1991 targeting rental construction for such priority needs groups as large families, various categories of persons with disabilities, seniors, and other groups with special needs. Approved by the City Council for funding with 20% funds and up to $10 million of bond proceeds, this NOFA is intended to provide financing for an estimated 650 affordable units, of which an estimated 67% will be for very low income renters, 30% will be for low income renters, and 3% for moderate income households. It is expected that some HOME funds will be used to stretch program dollars beyond the $20 million as necessary.

The City's Rental Rehabilitation Program (RRP) will continue to operate with unexpended RRP funds plus the last of the federal RRP allocation of $176,000 until all funds are exhausted. The City's Rental Rehabilitation Loan Program (RRL), which has similar program requirements as the RRP (except that it also allows projects containing studios or one-bedroom units) has been revised and renamed the Rental Housing Rehabilitation Program (RHR). To be funded primarily with 20% and CDBG funds, RHR is intended to achieve greater affordability than under the RRL program. Under both the RRP and the RHR program, the City has established a one-year funding commitment with a target of 200 units, including four-plexes in the Santee Neighborhood and the Hoffman Court/Via Monte Project Crackdown area.

The one-year objective under the Single Family Rehabilitation Program is 100 units, including rehabilitation of mobilehomes and construction of replacement units. Funds for this program will come from CDBG and 20% funds.

As the HOME regulations impose different matching requirements for moderate and substantial rehabilitation, it is important to note that the City has established its own tier of definitions for "substantial" and "less-than-substantial" rehabilitation in accordance with State law concerning long-term affordability. The City will apply the federal definition for establishing matching requirements while at the same time applying the local definition for determining whether any affordability restrictions are required.

FIGURE 4.1

ONE YEAR PRODUCTION OBJECTIVES

DESCRIPTION	UNITS	HOUSE-HOLDS	DOLLARS LEVERAGED		
			FED/NON-FED. MATCH RATIO	FED $	CITY $ (Locally controlled)
$20 million Hsg. NOFA (Emphasis on rental construction targeting VLI/LI, special needs pop. -- Large families, persons with disabilities, etc.)	650 (432 VLI; 201 LI; 17 MOD)	-	2(HOME) to 1	HOME: $3,034,000	$20 million ($10 million Tax Inc. Fund; $10 million Bond Proceeds.)
$3 million SRO NOFA (Serving "at-risk" persons (Incomes not exceeding 25%/35% median inc.) & other VLI/LI)	125	-	-	-	$3 million (20% funds)
Rental Rehabilitation Loan Program (RRP)/Rental Housing Rehab Program (RHR) (Moderate/substantial rehab -- VLI/LI.)	200	-	1(RRP) to 1 Sub Rehab: 3(HOME) to 1 Mod Rehab: 4(HOME) to 1	RRP: $371,000 CDBG: $500,000	$2,129,000 (20% funds)
Single Family Rehab (Moderate/Substantial Rehab -- VLI/LI. Includes mobile homes, and single family infill replacement)	100	-	Sub Rehab: 3(HOME) to 1 Mod Rehab: 4(HOME) to 1	CDBG: $1,600,000	$2,400,000 (20% funds)
Multi-Family Mortgage Revenue Bond Financing (City to facilitate issuance of Tax exempt Multi-family Mortgage Revenue Bonds. Bond allocation for undetermined amount for development of 486+ units -- 20% affordable = 98 VLI/LI units).	98	-	-	-	-
Mortgage Credit Certificate Program (Additional allocation for 1991. MCCs for first-time homebuyers -- LI/MOD)	-	70-100 (MCCs)	-	-	-
Section 8 Moderate Rehab Certificate/Vouchers (Admn. by Santa Clara County Housing Authority -- VLI/LI)	-	75	-	-	-
Predevelopment Loan Program (For Nonprofit Housing Developers -- requires nonprofits to provide 25% match to cover approved predev expenses)	-	-	-	CDBG: $188,000	-
TOTAL	1,173 Units	175 (approx.)	-	$5,693,000	$27,529,000

The federal government defines "moderate" rehabilitation as rehabilitation costing less than or equal to $25,000 per unit, while "substantial" rehabilitation involves unit costs greater than $25,000. State law requires that any substantial housing rehabilitation assisted with 20% funds will trigger the need for a long term affordability restriction on the project, but leaves it up to the locality to define "substantial" rehabilitation. The City defines "substantial "rehabilitation as those cases in which the rehabilitation costs are equal to or greater than 25% of the after-rehabilitation value.

Other one-year housing objectives include facilitating the issuance of tax-exempt mortgage revenue bonds for an as-yet undetermined amount for the development of approximately 486 to 1100 units, of which 20% would be affordable to very low/low income households (98 to 220), in the Rincon de los Esteros Redevelopment Project Area.

The City also intends to provide from 70 to 100 additional Mortgage Credit Certificates (MCCs) for first-time homebuyers. (Over 300 MCCs were made available to eligible first time buyers in the first half of 1991.) MCC recipients can obtain larger mortgages than under normal circumstances as they are allowed to pay less in income taxes due to the mortgage credits against federal income taxes owed. The City must apply to the California Debt Limit Allocation Committee (CDLAC) for an allocation to issue tax exempt mortgage revenue bonds and for MCCs on a competitive basis with other local jurisdictions. It should be noted that while the MCC/single family mortgage revenue bond program was extended through June, 1992, it is unclear whether the program will be extended again.

In terms of households to be assisted in the one-year Plan, needy families of San José will not receive any new Section 8 certificates and vouchers, which are administered by the County Housing Authority, above the existing 5,200 families already served. For FY 1991/92, the Housing Authority has only applied for 200 new Section 8 certificates/vouchers for use in the County exclusive of the City of San José. However, San José is expected to receive 75 Section 8 certificates/vouchers tied to moderate rehabilitation, to be used in conjunction with the City's rental rehabilitation program.

Another City objective for this year is the launching of a restructured Predevelopment Loan Program for nonprofit housing developers. For FY 1991/92, $188,000 of CDBG funds will be made available for this program, which requires that nonprofits provide 25% of the predevelopment costs. **Figure 4.2** graphically summarizes the various City controlled sources and uses of funds for FY 91/92.

Methodology for Preparing Table 4/5A

In compiling the information required for HUD **Table 4/5A**, affordable housing development sponsors in San José were contacted. The sponsors were asked to: (1) provide figures on specific, identifiable projects proposed in San José, (2) identify other sources of anticipated funds (other than City funds), and (3) identify various uses of the anticipated funds as noted in **Table 4/5A**. Where "acquisition" is listed as one of the uses proposed, it refers only to "obtaining control of real property" and not to acquisition activities in conjunction with a rehabilitation or acquisition project.

It should be noted that while HUD's fiscal year runs from October 1 through September 30 and the CHAS year runs from October 31 to October 31, the City's fiscal year runs from July 1 through June 30. In **Table 4/5A**, anticipated funds from HUD are based on HUD's fiscal year, while the local and other funds are based on the City's fiscal year.

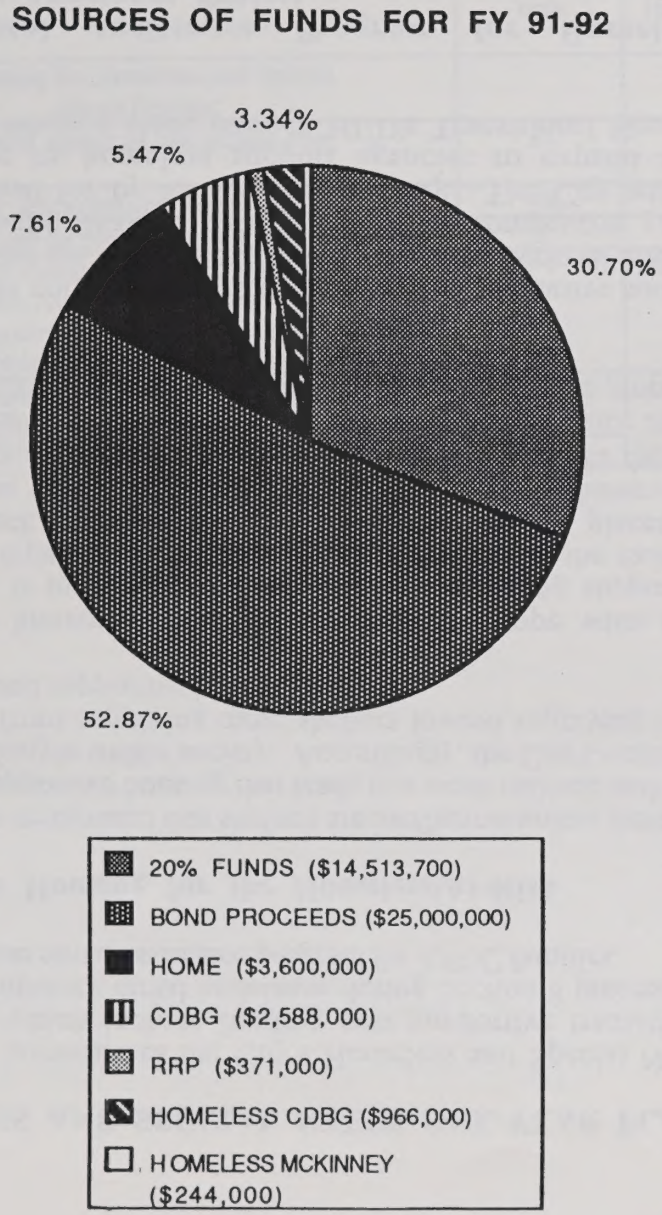
For this first year, **Table 4/5A** indicates non-federal resources for all projects in the City pipeline. The Table divides the City's 20% fund commitments into three categories: (1) projects approved by the City Council for funding during FY 1990/91, (2) projects approved pre-FY 1990/91, and (3) anticipated commitments of funds for FY 1991/92 (lines 46 through 48). During FY 1991/992, the City anticipates enhancing its local 20% funds with up to $25 million of bond proceeds (line 49) as necessary.

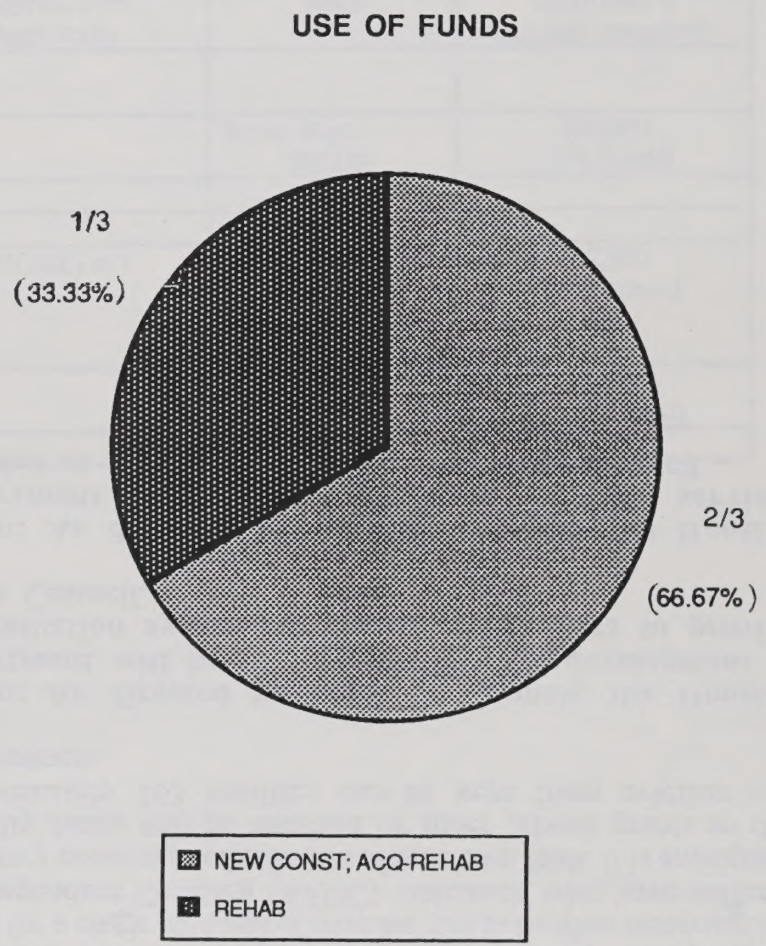
The local 20% funds committed for FY 1990/91 and pre-FY 1990/91 projects are leveraged by funds under four categories: (1) federal funds awarded to other entities, (2) other resources anticipated from the State, (3) other local funds, and (4) private funds (lines 23 through 38a, 41 through 44, 49, 50, 51 and 53 through 60).

FY 1991/92 City commitments (line 48) refer to two NOFAs announced in the summer of 1991 totaling $23 million dollars. In July 1991, the City announced the availability of $3 million for the development of residential hotels and SROs. At least 20% of the SRO-type units must be targeted to those earning minimum wage (25% of median area income) and other very low-income persons with incomes not exceeding 35% of median area income.

In August 1991, the City followed with a NOFA for $20 million for housing development with an emphasis on rental construction of units targeted to such special needs groups as large families; single parents; persons with physical, developmental, and mental disabilities; seniors; and persons at-risk of homelessness. By targeting these NOFAs, the City intends to receive proposals for housing which meet the priority needs identified in **Table 3A** of this CHAS.

FIGURE 4.2
PRIMARY FUNDING POLICIES FOR FY 91-92





HOMELESS AND SPECIAL NEEDS ONE-YEAR PLAN

Figure 4.3 summarizes the City's Homeless and Special Needs objectives, which include funding new supportive transitional housing, temporary rental assistance during Section 8 processing, and a one-time rental assistance program for AFDC families.

Supportive Housing for the Homeless/At-Risk

San José has recognized that shelters are ineffective unless there is a system of supportive housing that leads to a more realistic and self-sufficient lifestyle within society. Accordingly, the City's emphasis has shifted from supplying more shelters toward supplying more transitional and supportive housing projects.

Supportive housing, where people learn to cope with their difficulties, is most economically created by adding supportive services to repaired and/or modified buildings from the existing housing stock. An emphasis of this effort will be placed on rehabilitation versus new construction. Occasionally, however, a unique structure is needed and new construction becomes the best option (a case in point would be the proposed multi-service center for the homeless currently under study; no City funding is proposed at this time).

San José does not have a specific plan to supply supportive housing exclusively for the homeless unless it is either transitional housing or is principally financed through one of the competitive grants jointly applied for by the City and County. The City will be encouraging its homeless support agencies to expand their transitional housing stock through HUD's Transitional Housing grants.

City Rental Assistance Program for Homeless: Emergency Assistance Project

The City and County jointly act to eliminate pockets of homelessness and blight; key to these neighborhood clean-up efforts is the ability to provide services and housing to homeless individuals in targeted assistance areas. The City is investigating the feasibility of using HOME funds and local funds to provide temporary rental assistance to the homeless persons involved in these projects while their Section 8 rental assistance is processed.

Homelessness Prevention for AFDC Families: The City of San José funds a program jointly designed with and implemented by the County of Santa Clara Social Services Agency. The program allows for a single payment of overdue rent to families receiving Aid For Dependent Children (AFDC) assistance who have suffered temporary economic setbacks not of their own fault. It is anticipated that City funds will be matched by other private grants so that approximately 163 families can be kept from eviction and homelessness.

Action: As directed by the City Council, the Housing Department will begin investigating the development of an evaluation system for emergency shelters to provide to the Council.

Action: As directed by the City Council, the Housing Department will initiate research on the services provided at area shelters to provide to the Council.

FIGURE 4.3

ONE YEAR HOMELESS ASSISTANCE OBJECTIVES

	Beds	Households	Dollars leveraged		
			Fed/Non-Fed Match Ratio	Fed $	City/Other $ (Locally controlled)
Supportive Housing for Homeless and Special Needs Persons:					
Conversion of shelter to transitional Hsg.	35			Trans. Hsg.: $50,000	$50,000 (20% Funds)
12 units for developmentally disabled	48				
1 Group home for physically disabled (ATIL Proj.)	8				
Emergency City Rental Assistance Program for Special Homeless Assistance Projects (Temporary rental assistance until households can obtain Section 8 Rental Assistance)		150 (approx.)	4(HOME) to 1	$50,000	$12,500 (Bond Admn.)
Homeless Prevention for AFDC Families (One-time assistance up to $300)		163	-	-	$49,000 (General Fund)
TOTAL	91 Beds	313 (approx.)		$100,000	$111,500

B. ONE-YEAR POLICY OBJECTIVES

The second component of the City's One-Year Plan is comprised of a series of policy and program initiatives to accomplish housing goals, shown in **Figure 4.4**. These include several remaining policy recommendations contained in the 1988 Mayor's Task Force On Housing Report, such as the use of pension funds, investigation of air rights and mixed use development, and approaching private industry for financing second mortgage loan programs. Other program and policy initiatives in this One-Year Plan include reevaluating the City's prevailing wage requirements for all City funded projects, including housing projects of eight units and more; inclusionary zoning; and initiating a General Plan Amendment to define and to permit transitional housing in San José.

Action: The Department will add to the One-Year Objectives the initiation of a site acquisition study to target specific housing needs groups identified in the CHAS.

Action: As directed by the City Council, the Department of Housing will add to the One-Year Objectives an evaluation of the use of 20% funds for an expanded acquisition/rehabilitation program.

Action: The Department will add to the One-Year Objectives the investigation of new means to provide assistance to first-time homebuyers, such as a second mortgage program.

FIGURE 4.4
POLICY AND PROGRAM OBJECTIVES

ACTION PLAN	POLICY/PROGRAM ISSUE	RECOMMENDED ACTION
Follow up on Mayor's Task Force Report recommendations	Air rights and mixed use; use of pension fund as a source of leveraging funds for affordable housing, and implement other recommendations from Mayor's Task Force	Prepare reports and recommendations for Housing Advisory Commission (HAC)
Reevaluate the City's existing Prevailing Wage Requirement for projects of 8 units or more	Prevailing Wages tend to add to the overall housing production costs	Prepare report and recommendations for Housing Advisory Commission (HAC)
Evaluate increased opportunities for funding affordable housing	**Acquisition/Rehabilitation projects; first-time homebuyers**	**Investigate use of 20% funds to expand program; look into second mortgages and other programs**
Evaluate increased land use opportunities for affordable housing	Inclusionary Zoning; **site acquisition study**	Follow up on Task Force efforts and proceed as directed by City Council; **follow up on New Housing Initiative**
Investigate present zoning which restricts use of certain affordable housing opportunities	Transitional Housing policies	Consider General Plan Amendment for 1992 and subsequent revision to Zoning Ordinance

C. MONITORING PLAN

The Housing Department will use its current loan and policy monitoring programs to track the City's progress in implementing the strategies outlined in the CHAS. The Department's loan portfolio, loan administration, and servicing functions are handled by its Loan Management Section. Rental and homeowner loans are monitored for compliance with regulatory agreements, such as long term affordability restrictions, occupancy and rent requirements, property maintenance, and loan repayments.

The City monitors its housing production goals by tracking the number of units constructed or rehabilitated, by the amount of dollars spent to assist the various income levels according to City policy, and by numbers of dollars leveraged. The Housing Department's Policy and Planning Division will monitor the implementation of various strategies outlined in the CHAS, including the structuring of Notices of Funding Availability (NOFAs) and Requests for Proposals (RFPs) to ensure the targeting of assistance to priority groups as identified in the CHAS. The monitoring process will also include the following major elements:

- Regular meetings with the City's Housing Advisory Commission (HAC). The Commission provides policy and program development advice and input to ensure that the Department is effectively implementing its Housing Program.

- An annual activity report to the Housing Advisory Commission and the City Council that summarizes the Department's activities for the year, including a report on the Department's progress in meeting its production and policy goals. This annual report may also include proposed modifications and adjustments to the Five-Year Strategy.

- Each Annual Update of the CHAS will be subject to extensive public review and comment, prior to submittal to HUD.

CHAS Table 4/5 A

City of San José
Department of Housing
Comprehensive Housing Affordability Strategy (CHAS)

Anticipated Resources & Plan for Investment

Name of Jurisdiction(s) or Consortium:

FY: 91/92 - 92/93

Funding Source Federal Funds Awarded or to be Awarded to Jurisdiction	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated resources expected to be committed to projects/activities during FY ($000's): Rehabilitation (C)	Acquisition (unrelated to rehab) (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance **(G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
1. Home	3,600	3,600	0	0	0	0	0	-	-	-
2. Hope 1 (public/Ind)	unknown	unknown	unknown	unknown	unknown	-	unknown	unknown	unknown	-
3. Hope 2 (multi-family)	unknown	unknown	unknown	unknown	unknown	-	unknown	unknown	unknown	-
4. Hope 3 (Single Family)	unknown	unknown	unknown	unknown	-	-	unknown	unknown	unknown	-
5. CDBG	7,102	2,588	2,100	0	300	188*	0	-	-	-
6. DOE/Other Energy Prg.	175	175	0	-	-	0	120	55	-	-
7. Other (Specify) RRP	371	371	371	0	0	0	0	0	0	0
8.										
9. **Subtotal - Housing**	11,248	6,734	2,471	0	300	188	120	55	0	0
10. CDBG (Homeless)	966	966	34	350	65	200	-	-	204	115
11. ESG	244	244	0	-	0	-	-	-	30	214
12. Perm. Housing for Handicapped	unknown	unknown	unknown	unknown	-	unknown	-	-	unknown	-
13. Transitional Housing	unknown	unknown	unknown	unknown	-	unknown	-	-	unknown	-
14. Shelter Plus Care	40 (est.)	40 (est.)	-	-	435 (est.)	-	-	-	-	-
15. Other (Specify)										
16.										
17.										
18. **Subtotal Homeless**	1,250	1,250	34	350	500	200	0	0	234	329
19. **Total to Jurisdiction**	12,508	7,984	2,505	350	800	388	120	55	234	329

Funding Source Federal Funds Awarded or to be Awarded to other Entities	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated Resources expected to be committed to Projects/Activities during FY (91/92 - 92/93) ($000's) Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance **(G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
20. HOPE I	unknown	unknown	unknown	unknown	unknown	-	unknown	unknown	unknown	-
21. HOPE 2	unknown	unknown	unknown	unknown	unknown	-	unknown	unknown	unknown	-
22. HOPE 3	unknown	unknown	unknown	unknown	-	-	unknown	unknown	unknown	-
23. Section 202 Elderly	3,200	3,200	0	0	0	3,200	-	-	0	-
24. Section 811 Handicapped	unknown	unknown	unknown	unknown	unknown	unknown	-	-		-
25. Rental Certification	23,511	23,511	-	-	23,511	-	-		-	-
26. Rental Vouchers	3,787	3,787	-	-	3,787	-	-		-	-
27. Mod Rehab SRO's Proj.	unknown	unknown	-	-	unknown	-	-	-	-	-
28. Perm. Housing for Handicapped	821	821	660		-	0	-	0	130	31
29. Transitional Housing	265	265			-		-	-		
30. LIHTC	10,500	10,500	0	0	0	10,500	0	0	0	-
31. Public Housing MROP	0	0	0	-	-	-	-	-	-	-
32. Public Housing Dev.	2,359	2,359	0	0	-	2,359	0	0	-	-
33. Public Housing CIAP	0	0	0	0	-	-	-	0	-	-
34. Public Housing Comprehensive Grant Prog.	0	0	0	0	0	0	0	-	-	-
35. FmHA	NA	NA	NA	NA	NA	NA	NA	-	-	-
36. Other (Specify)										
37. 221 (d) (3) ASSPTN.	1,162	1,162	0	1,162	0	0	0	0	0	0
38. CDBG (other Cities)	110	110	0	0	0	0	0	110	0	0
38a.FEMA	507	507			69				234	204
39. **Total Other Entities**	46,222	46,222	660	1,162	27,298	16,059	0	110	364	235
40. **Total Federal**	58,700	54,206	3,165	1,512	28,098	16,447	120	165	598	564

Funding Source **Non-Federal Funds**	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated Resources expected to be committed to Projects/Activities during **FY (91/92 - 92/93) ($000's)** Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance **(G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
State Funds (Specify)	-	-	-	-	-	-	-	-	-	-
41. RHCP	11,681	11,681	0	0	0	11,681	0	0	0	0
42. CHRP-R	4,164	4,164	4,164	0	0	0	0	0	0	0
43. CHFA	9,045	9,045	0	6,150	0	0	2,895	0	0	0
44. Youth Fac. Bnd.	1,000	1,000	0	0	0	1,000	0	0	0	0
45. **Subtotal-State Funds**	25,890	25,890	4,164	6,150	0	12,681	2,895	0	0	0
Local Funds (Specify)	-	-	-	-	-	-	-	-	-	-
46. FY 90/91 (20%)	17,059	17,059	1,861	2,050	0	12,348	3,010	0	0	800
47. Pipeline-pre FY 90/91 (20%)	16,760	16,760	756	0	0	16,004	4,286	0	0	0
48. FY 91/92 (20%)	14,513	14,513	0	0	0	0	0	0	0	0
49. Bond Proceeds	2,500	2,500	0	0	0	2,500	0	0	0	0
50. Santa Clara County	5,000	5,000	0	0	0	5,000	0	0	0	0
51. Santa Clara Hsg. Auth.	2,250	2,250	750	0	0	1,500	0	0	0	0
52. **Subtotal-Local Funds**	58,082	58,082	3,367	2,050	0	37,352	7,296	0	0	800
Private Funds (Specify)	-	-	-	-	-	-	-	-	-	-
53. Conv. Const.	42,514	42,514	0	0	0	42,514	0	0	0	0
54. Conv. Perm.	2,985	2,985	0	0	0	4,982	0	0	0	0
55. AHP	609	609	0	0	0	609	0	0	0	0
56. SAMCO	2,164	2,164	0	0	0	2,164	0	0	0	0
57. Tax Exempt Bonds	49,335	49,335	0	0	0	49,335	0	0	0	0
58. Investor Funds	200	200	0	0	0	200	0	0	0	0

Funding Source **Non-Federal Funds**	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated Resources expected to be committed to Projects/Activities during **FY (91/92 - 92/93) ($000's)** Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance **(G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
59. Other: Unknown	6,752	0	0	0	0	6,752	0	0	0	0
Corp./Indiv.	3,766	0	0	0	0	3,760	0	0	0	0
60. Foundations	1,641	1,641	0	0	0	1,641	0	0	0	0
61. **Subtotal-Private Funds**	109,966	99,448	0	0	0	111,957	0	0	0	0
62. **Total Non-Federal Funds**	193,938	183,420	4,531	8,200	0	161,990	10,191	0	0	800
63. **Grand Total All Funds**	252,630	237,626	7,696	9,712	28,098	178,437	10,311	165	598	1,364

* Predev-Loan Program.

** Represents roll-over of new construction financing into second mortgages.

Line 5: $7.1 million CDBG funds to City of San José as a whole, with $2.588 million for Housing Programs only

Line 11: includes FY 90/91 rebudgeted $84,000 Emergency Shelter Grant

Line 46: represents projects for which the City Council reserved funds during FY 90/91

Line 48: FY 91/92 adopted budget

CHAS Table 5 B

City of San José
Department of Housing

Goals for Families to be Assisted with Housing

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium: **CITY OF SAN JOSE** | FY: **91/92 - 92/93**

Assistance Provided by Income Group	Total Section 215 Goals (A)	Total Goals (B)	Renters: Elderly 1 & 2 Member Households (C)	Renters: Non-elderly Households: Small Related (2 to 4) (D)	Renters: Non-elderly Households: Large Related (5 or more) (E)	Renters: Non-elderly Households: All Other Households (F)	Renters: Total Renters (G)	Home-owners: Existing Home-owners (H)	Home-owners: First-Time Homebuyers: With Children (I)	Home-owners: First-Time Homebuyers: All Others (J)	Home-owners: Total Homeowners (K)
1. **Very Low-Income** (0 to 50% of MFI)	679	794					679				115
2. Mod Rehab & Acquisition *	132		33	40	46	13	132	66	0	0	0
3. New Const, Sub Rehab, Related Infrastructure**	497		43	108	194	87 (SRO) 65	497	0	49	0	0
4. Rental Assistance	50						Δ 50	-	-	-	-
5. Homebuyer Assistance			-	-	-	-	-	-	0	0	0
6. Support Services	-										
7. **Other Low-Income** (51% to 80% of MFI)	354	437					354	0	0	0	83
8. Mod Rehab & Acquisition	68		17	20	24	7	68	34	0	0	0
9. New Const, Sub rehab, Related Infrastructure	261		20	50	90	41 (SRO) 60	261	0	49	0	0
10. Rental Assistance	25						Δ 25	0	0	0	0
11. Homebuyer Assistance			-	-	-	-	-	-	0	0	0
12. Support Services	-										
13. **Total Low-Income** (line 1 and 7)	1,033	1,231					1,033				198
14. **Other Income** (More than 80% of MFI)	-	17									17
15. **Grand Total** (Lines 13 and 14)	-	1,248					1,033				215

For Notes: Please turn over

* Based on the City's one-year production goals, this category has been redefined as moderate and substantial rehabilitation

* * Based on the City's one-year production goals, this category has been redefined as new construction, and acquisition

Δ Section 8 Certificates are administered by Housing Authority of Santa Clara County. Table represents our best-guess estimate of households which shall receive assistance

Column A - Section 215 Goals for San José includes affordable rental housing goals assisted with federal funds such as HOME, RRP, AND CDBG funds as indicated in **Figure 4.1**. Homeownership goals are not included because sales prices exceed HUD's Single Family mortgage limits

Column B - Total Goals includes the total goals for San José utilizing all available funding sources as indicated in **Figure 4.1**

Column C, D, E, and F - Distribution of Rental Household categories reflect the distribution of that under the 5 year Production Goals In **Figure 3.4.** SROs as noted. Distribution VLI/LI - 52/48%

Column I - Under this category "First Time Homebuyers with Children", the City anticipates a minimum of 98 units to be produced through Multi-family Mortgage Revenue Bond Financing.VLI/LI - 50/50%

APPENDICES

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

P1/4. PERSONS BY URBAN/RURAL RESIDENCE
(UNIVERSE: PERSONS)

TOTAL	782248
URBAN:	
INSIDE URBANIZED AREAS	--
OUTSIDE URBANIZED AREAS	--
RURAL	--
NOT DEFINED FOR THIS FILE	782248

P5. SEX
(UNIVERSE: PERSONS)

MALE	397709
FEMALE	384539

P6/7. RACE
(UNIVERSE: PERSONS)

WHITE	491280
BLACK	36790
AMERICAN INDIAN, ESKIMO OR ALEUT	5416
AMERICAN INDIAN	5259
ESKIMO	61
ALEUT	96
ASIAN OR PACIFIC ISLANDER	152815
ASIAN:	
CHINESE	31112
FILIPINO	38169
JAPANESE	11794
ASIAN INDIAN	10672
KOREAN	7207
VIETNAMESE	41303
CAMBODIAN	3765
HMONG	39
LAOTIAN	1425
THAI	509
OTHER ASIAN	2798
PACIFIC ISLANDER	
POLYNESIAN:	
HAWAIIAN	1215
SAMOAN	1365
TONGAN	86
OTHER POLYNESIAN	40
MICRONESIAN:	
GUAMANIAN	972
OTHER MICRONESIAN	69
MELANESIAN	218
PAC. ISL., NOT SPECIFIED	57
OTHER RACE	95947

P2. FAMILIES
(UNIVERSE: FAMILIES)

TOTAL	183894

P13. HISPANIC ORIGIN BY SEX BY AGE
(UNIVERSE: PERSONS OF HISP. ORIGIN)

	MALE	FEMALE
UNDER 1 YEAR	2018	1938
1 AND 2 YEARS	4994	4824
3 AND 4 YEARS	4580	4452
5 YEARS	2235	2209
6 YEARS	2124	1979
7 TO 9 YEARS	6045	6075
10 AND 11 YEARS	3850	3644
12 AND 13 YEARS	3601	3370
14 YEARS	1713	1657
15 YEARS	1753	1618
16 YEARS	1876	1692
17 YEARS	1985	1763
18 YEARS	2183	1907
19 YEARS	2268	1951
20 YEARS	2636	2032
21 YEARS	2575	2063
22 TO 24 YEARS	8048	6279
25 TO 29 YEARS	13560	10615
30 TO 34 YEARS	10764	9366
35 TO 39 YEARS	7976	7233
40 TO 44 YEARS	5875	5600
45 TO 49 YEARS	4348	4371
50 TO 54 YEARS	3432	3425
55 TO 59 YEARS	2722	2800
60 AND 61 YEARS	935	1029
62 TO 64 YEARS	1162	1344
65 TO 69 YEARS	1406	1699
70 TO 74 YEARS	789	1151
75 TO 79 YEARS	500	852
80 TO 84 YEARS	317	541
85 YEARS AND OVER	200	439

P9. HISPANIC ORIGIN
(UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN	573860
HISPANIC ORIGIN:	
MEXICAN	173803
PUERTO RICAN	4472
CUBAN	956
OTHER HISPANIC	29157

P3. HOUSEHOLDS
(UNIVERSE: HOUSEHOLDS)

TOTAL	250218

P8/10. PERSONS BY HISPANIC ORIGIN BY RACE
(UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN:	
WHITE	387747
BLACK	34254
AMERICAN INDIAN, ESKIMO, OR ALEUT	3831
ASIAN OR PACIFIC ISLANDER	146568
OTHER RACE	1460
HISPANIC ORIGIN	208388
WHITE	103533
BLACK	2536
AMERICAN INDIAN, ESKIMO, OR ALEUT	1585
ASIAN OR PACIFIC ISLANDER	6247
OTHER RACE	94487

P14. SEX BY MARITAL STATUS
(UNIVERSE: PERSONS 15 YEARS & OVER)

	MALE	FEMALE
NEVER MARRIED	114355	79702
NOW MARRIED, EXCEPT SEPARATED	158492	154580
SEPARATED	6271	8236
WIDOWED	4552	22969
DIVORCED	23450	32450

P17. PERSONS IN FAMILIES
(UNIVERSE: PERSONS IN FAMILIES)

TOTAL	643094

P17A. PERSONS PER FAMILY
(UNIVERSE: PERSONS IN FAMILIES)

PERSONS PER FAMILY	3.50

Appendix 1.

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

P11. AGE (UNIVERSE: PERSONS)

AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS
UNDER 1 YEAR	11299	17 YEARS	11019	50 TO 54 YEARS	34737
1 AND 2 YEARS	28456	18 YEARS	11393	55 TO 59 YEARS	28693
3 AND 4 YEARS	25911	19 YEARS	12056	60 AND 61 YEARS	10053
5 YEARS	12672	20 YEARS	13346	62 TO 64 YEARS	13862
6 YEARS	11821	21 YEARS	13195	65 TO 69 YEARS	20099
7 TO 9 YEARS	35111	22 TO 24 YEARS	41528	70 TO 74 YEARS	14131
10 AND 11 YEARS	21469	25 TO 29 YEARS	83865	75 TO 79 YEARS	10453
12 AND 13 YEARS	20404	30 TO 34 YEARS	82801	80 TO 84 YEARS	6653
14 YEARS	10048	35 TO 39 YEARS	68329	85 YEARS AND OVER	5022
15 YEARS	10181	40 TO 44 YEARS	57698		
16 YEARS	10537	45 TO 49 YEARS	45406		

P12. PERSONS BY AGE, RACE AND SEX (UNIVERSE: PERSONS)

	WHITE		BLACK		AMERICAN INDIAN, ESKIMO OR ALEUT		ASIAN OR PACIFIC ISLANDER		OTHER RACE	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
UNDER 1 YEAR	3425	3177	259	278	34	38	1097	1025	1010	956
1 AND 2 YEARS	8101	7533	726	743	93	86	3277	3057	2433	2407
3 AND 4 YEARS	7403	7054	695	689	97	82	2879	2622	2231	2159
5 YEARS	3461	3510	316	279	37	50	1459	1378	1108	1074
6 YEARS	3378	3255	294	278	50	44	1293	1288	1007	934
7 TO 9 YEARS	9857	9553	939	938	146	152	3912	3758	2951	2905
10 AND 11 YEARS	6030	5756	651	646	101	102	2371	2163	1888	1761
12 AND 13 YEARS	5748	5498	572	606	89	109	2250	2041	1779	1712
14 YEARS	2815	2716	263	297	46	51	1182	1001	836	841
15 YEARS	2917	2756	284	252	48	43	1197	1038	851	795
16 YEARS	2945	2834	289	299	38	45	1243	1087	924	833
17 YEARS	3094	2950	332	301	61	40	1281	1121	957	882
18 YEARS	3296	2986	297	309	41	41	1395	1099	1023	906
19 YEARS	3619	3355	345	308	59	44	1217	1081	1084	944
20 YEARS	4080	3688	362	369	55	66	1304	1146	1280	996
21 YEARS	4089	3627	322	307	57	52	1308	1190	1213	1030
22 TO 24 YEARS	13057	11649	1100	951	155	152	3961	3604	3742	3157
25 TO 29 YEARS	27577	23722	2182	1953	291	278	8637	7781	6195	5249
30 TO 34 YEARS	27525	23530	2285	1959	262	275	9229	8519	4765	4452
35 TO 39 YEARS	22163	20263	1919	1606	203	233	7765	7266	3560	3351
40 TO 44 YEARS	19482	19161	1477	1309	197	219	5467	5436	2516	2434
45 TO 49 YEARS	15903	16158	1028	1017	138	180	3659	3612	1838	1873
50 TO 54 YEARS	12447	12311	773	706	112	128	2776	2778	1329	1377
55 TO 59 YEARS	10673	10182	467	466	82	102	2080	2517	1030	1094
60 AND 61 YEARS	3599	3604	138	151	30	39	750	1010	346	386
62 TO 64 YEARS	4802	5360	182	171	29	34	1078	1320	398	488
65 TO 69 YEARS	6712	8187	203	267	33	49	1551	1938	524	635
70 TO 74 YEARS	4484	6278	119	166	19	25	1079	1355	224	382
75 TO 79 YEARS	3018	5153	64	115	8	21	776	886	155	257
80 TO 84 YEARS	1852	3650	24	64	5	9	400	374	90	185
85 YEARS AND OVER	1175	3097	26	57	3	8	202	249	68	137

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

P15. HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS)

IN FAMILY HOUSEHOLDS:	
HOUSEHOLDER	183894
SPOUSE	140026
CHILD:	
NATURAL-BORN OR ADOPTED	237999
STEPCHILD	10934
GRANDCHILD	13725
OTHER RELATIVES	56516
NONRELATIVES	30852
IN NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	45969
HOUSEHOLDER NOT LIVING ALONE	20355
NONRELATIVES	30475
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	5344
OTHER PERSONS IN GROUP QUARTERS	6159

P16. HOUSEHOLD SIZE AND HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

1 PERSON:	
MALE HOUSEHOLDER	21814
FEMALE HOUSEHOLDER	24155
2 OR MORE PERSONS:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	77833
NO RELATED CHILDREN	62193
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	6853
NO RELATED CHILDREN	7150
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	18941
NO RELATED CHILDREN	10924
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	12893
FEMALE HOUSEHOLDER	7462

P20. HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS WITH HOUSEHOLDER OF HISPANIC ORIGIN)

FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	19470
NO RELATED CHILDREN	7905
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	2611
NO RELATED CHILDREN	1875
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	6787
NO RELATED CHILDREN	2354
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	5244
HOUSEHOLDER NOT LIVING ALONE	3159

P18. AGE OF HOUSEHOLD MEMBERS BY HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE PERSONS UNDER 18 YEARS:	
FAMILY HOUSEHOLDS:	
MARRIED COUPLE FAMILY	78173
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	7115
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	19096
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	1161
FEMALE HOUSEHOLDER	334
HOUSEHOLDS WITH NO PERSONS UNDER 18 YEARS	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY	61853
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	6888
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	10769
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	33546
FEMALE HOUSEHOLDER	31283

P21. HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS UNDER 18 YEARS)

IN HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	207
OWN CHILD:	
IN MARRIED-COUPLE FAMILY	143521
IN OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	8868
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	28929
OTHER RELATIVES	20101
NONRELATIVES	6307
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	473
OTHER PERSONS IN GROUP QUARTERS	522

P24/25. HOUSEHOLDS BY HOUSEHOLD SIZE/TYPE BY AGE OF MEMBERS (UNIVERSE: HOUSEHOLDS)

	1-PERS-HSEHLD	2-OR-MORE-PERSONS HSEHLD	
		FAMILY	NON-FAMILY
HOUSEHOLDS WITH:			
1 OR MORE PERSONS 60 YEARS AND OVER	15071	39433	1714
NO PERSONS 60 YEARS AND OVER	30898	144461	18641
1 OR MORE PERSONS 65 YEARS AND OVER	12277	27598	1170
NO PERSONS 65 YEARS AND OVER	33692	156296	19185

P26. HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE NONRELATIVES	40316
HOUSEHOLDS WITH NO NON-RELATIVES	209902

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

P19. RACE OF HOUSEHOLDER BY HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)

WHITE:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	46809
NO RELATED CHILDREN	49551
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	3804
NO RELATED CHILDREN	4240
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	10693
NO RELATED CHILDREN	7688
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	38061
HOUSEHOLDER NOT LIVING ALONE	15543
BLACK:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	3144
NO RELATED CHILDREN	1750
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	485
NO RELATED CHILDREN	367
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	1901
NO RELATED CHILDREN	708
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	2330
HOUSEHOLDER NOT LIVING ALONE	1066
AMERICAN INDIAN, ESKIMO, OR ALEUT:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	453
NO RELATED CHILDREN	271
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	65
NO RELATED CHILDREN	59

(CONTINUED)

P19. (CONTINUED)

FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	266
NO RELATED CHILDREN	101
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	250
HOUSEHOLDER NOT LIVING ALONE	158
ASIAN OR PACIFIC ISLANDER	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	17644
NO RELATED CHILDREN	7693
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	1152
NO RELATED CHILDREN	1582
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	2422
NO RELATED CHILDREN	1446
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	3677
HOUSEHOLDER NOT LIVING ALONE	2185
OTHER RACE	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	9783
NO RELATED CHILDREN	2928
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	1347
NO RELATED CHILDREN	902
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	3659
NO RELATED CHILDREN	981
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	1651
HOUSEHOLDER NOT LIVING ALONE	1403

P22. RELATIONSHIP AND AGE (UNIVERSE: PERSONS UNDER 18)

IN HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	207
RELATED CHILD:	
OWN CHILD:	
UNDER 3 YEARS	33201
3 AND 4 YEARS	22237
5 YEARS	11012
6 TO 11 YEARS	60852
12 AND 13 YEARS	18340
14 YEARS	8948
15 TO 17 YEARS	26728
OTHER RELATIVES:	
UNDER 3 YEARS	5229
3 AND 4 YEARS	2867
5 YEARS	1269
6 TO 11 YEARS	5526
12 AND 13 YEARS	1384
14 YEARS	760
15 TO 17 YEARS	3066
NONRELATIVES:	
UNDER 3 YEARS	1215
3 AND 4 YEARS	747
5 YEARS	359
6 TO 11 YEARS	1841
12 AND 13 YEARS	567
14 YEARS	276
15 TO 17 YEARS	1302
IN GROUP QUARTERS	
INSTITUTIONALIZED PERSONS:	
UNDER 3 YEARS	12
3 AND 4 YEARS	11
5 YEARS	8
6 TO 11 YEARS	60
12 AND 13 YEARS	60
14 YEARS	46
15 TO 17 YEARS	276
OTHER PERSONS IN GROUP QUARTERS:	
UNDER 3 YEARS	98
3 AND 4 YEARS	49
5 YEARS	24
6 TO 11 YEARS	122
12 AND 13 YEARS	53
14 YEARS	18
15 TO 17 YEARS	158

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

P23. HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS 65 YEARS AND OVER)

IN FAMILY HOUSEHOLDS:	
HOUSEHOLDER	18681
SPOUSE	11470
OTHER RELATIVES	9127
NONRELATIVES	894
IN NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	
LIVING ALONE	2497
NOT LIVING ALONE	362
FEMALE HOUSEHOLDER:	
LIVING ALONE	9780
NOT LIVING ALONE	527
NONRELATIVES	830
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	2080
OTHER PERSONS IN GROUP QUARTERS	110

H1/4. HOUSING UNITS BY URBAN AND RURAL
(UNIVERSE: HOUSING UNITS)

TOTAL	259365
URBAN:	
INSIDE URBANIZED AREA	--
OUTSIDE URBANIZED AREA	--
RURAL	--
NOT DEFINED FOR THIS FILE	259365

H2. OCCUPANCY STATUS
(UNIVERSE: HOUSING UNITS)

OCCUPIED	250218
VACANT	9147

H5. VACANCY STATUS
(UNIVERSE: VACANT HOUSING UNITS)

FOR RENT	4572
FOR SALE ONLY	2245
RENTED OR SOLD, NOT OCCUPIED	898
FOR SEASONAL, RECREATIONAL OR OCCASIONAL USE	251
FOR MIGRANT WORKERS	12
OTHER VACANT	1169

P27. HOUSEHOLD TYPE AND HOUSEHOLD SIZE
(UNIVERSE: HOUSEHOLDS)

FAMILY HOUSEHOLDS:	
2 PERSONS	56336
3 PERSONS	42326
4 PERSONS	41163
5 PERSONS	21237
6 PERSONS	10646
7 OR MORE PERSONS	12186
NONFAMILY HOUSEHOLDS:	
1 PERSON	45969
2 PERSONS	14298
3 PERSONS	3662
4 PERSONS	1470
5 PERSONS	473
6 PERSONS	241
7 OR MORE PERSONS	211

H3/9. TENURE BY RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	153357
WHITE	114350
BLACK	4625
AMERICAN INDIAN, ESKIMO OR ALEUT	703
ASIAN OR PACIFIC ISLANDER	24181
OTHER RACE	9498
RENTER OCCUPIED	96861
WHITE	62039
BLACK	7126
AMERICAN INDIAN, ESKIMO OR ALEUT	920
ASIAN OR PACIFIC ISLANDER	13620
OTHER RACE	13156

H6. BOARDED-UP STATUS
(UNIVERSE: VACANT HOUSING UNITS)

BOARDED UP	189
NOT BOARDED UP	8958

H7. USUAL HOME ELSEWHERE
(UNIVERSE: VACANT HOUSING UNITS)

VACANT, USUAL HOME ELSEWHERE	608
ALL OTHER VACANT	8539

P28. GROUP QUARTERS
(UNIVERSE: PERSONS IN GROUP QUARTERS)

INSTITUTIONALIZED PERSONS:	
CORRECTIONAL INSTITUTIONS	1311
NURSING HOMES	2579
MENTAL (PSYCHIATRIC) HOSPITALS	0
JUVENILE INSTITUTIONS	376
OTHER INSTITUTIONS	1078
OTHER PERSONS IN GROUP QUARTERS:	
COLLEGE DORMITORIES	1791
MILITARY QUARTERS	0
EMERGENCY SHELTERS FOR HOMELESS	917
VISIBLE IN STREET LOCATIONS	145
OTHER NONINSTITUTIONAL GROUP QUARTERS	3306

H8. RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

WHITE	176389
BLACK	11751
AMERICAN INDIAN, ESKIMO OR ALEUT	1623
ASIAN OR PACIFIC ISLANDER	37801
OTHER RACE	22654

H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

NOT OF HISPANIC ORIGIN:	
WHITE	151609
BLACK	11210
AMERICAN INDIAN, ESKIMO OR ALEUT	1234
ASIAN OR PACIFIC ISLANDER	36389
OTHER RACE	371
HISPANIC ORIGIN:	
WHITE	24780
BLACK	541
AMERICAN INDIAN, ESKIMO OR ALEUT	389
ASIAN OR PACIFIC ISLANDER	1412
OTHER RACE	22283

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

H11. TENURE BY RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS WITH HOUSEHOLDER OF HISPANIC ORIGIN)

OWNER OCCUPIED:	
WHITE	12359
BLACK	192
AMERICAN INDIAN, ESKIMO OR ALEUT	140
ASIAN OR PACIFIC ISLANDER	754
OTHER RACE	9353
RENTER OCCUPIED:	
WHITE	12421
BLACK	349
AMERICAN INDIAN, ESKIMO OR ALEUT	249
ASIAN OR PACIFIC ISLANDER	658
OTHER RACE	12930

H12. TENURE BY AGE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
15 TO 24 YEARS	1775
25 TO 34 YEARS	30108
35 TO 44 YEARS	41547
45 TO 54 YEARS	33424
55 TO 64 YEARS	23195
65 TO 74 YEARS	14616
75 YEARS AND OVER	8692
RENTER OCCUPIED:	
15 TO 24 YEARS	10994
25 TO 34 YEARS	36319
35 TO 44 YEARS	23395
45 TO 54 YEARS	11313
55 TO 64 YEARS	6301
65 TO 74 YEARS	4606
75 YEARS AND OVER	3933

H13/14. ROOMS
(UNIVERSE: HOUSING UNITS)

TOTAL	1307775
1 ROOM	9036
2 ROOMS	18905
3 ROOMS	34065
4 ROOMS	44858
5 ROOMS	46172
6 ROOMS	45716
7 ROOMS	31566
8 ROOMS	18643
9 OR MORE ROOMS	10404

H15. AGGREGATE ROOMS BY TENURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

TOTAL:	
OWNER OCCUPIED	902418
RENTER OCCUPIED	366809

H16. AGGREGATE ROOMS BY VACANCY STATUS
(UNIVERSE: VACANT HOUSING UNITS)

TOTAL:	
FOR RENT	16077
FOR SALE ONLY	12119
RENTED OR SOLD, NOT OCCUPIED	4185
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	990
FOR MIGRANT WORKERS	51
OTHER VACANT	5126

H17. PERSONS IN UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

1 PERSON	45969
2 PERSONS	70634
3 PERSONS	45988
4 PERSONS	42633
5 PERSONS	21710
6 PERSONS	10887
7 PERSONS	12397

H18. TENURE BY PERSONS IN UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1 PERSONS	23468
2 PERSONS	46142
3 PERSONS	29236
4 PERSONS	28709
5 PERSONS	13399
6 PERSONS	6140
7 OR MORE PERSONS	6263
RENTER OCCUPIED:	
1 PERSON	22501
2 PERSONS	24492
3 PERSONS	16752
4 PERSONS	13924
5 PERSONS	8311
6 PERSONS	4747
7 OR MORE PERSONS	6134

H17A. PERSONS PER OCCUPIED HOUSING UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

PERSONS PER OCCUPIED HOUSING UNIT	3.08

H19/20. AGGREGATE PERSONS BY TENURE
(UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

TOTAL	770745
OWNER OCCUPIED	472736
RENTER OCCUPIED	298009

H21. PERSONS PER ROOM
(UNIVERSE: OCCUPIED HOUSING UNITS)

0.50 OR LESS	128938
0.51 TO 1.00	84036
1.01 TO 1.50	17031
1.51 TO 2.00	11672
2.01 OR MORE	8541

H22. TENURE BY PERSONS PER ROOM
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
0.50 OR LESS	93085
0.51 TO 1.00	46408
1.01 TO 1.50	7912
1.51 TO 2.00	4048
2.01 TO MORE	1904
RENTER OCCUPIED:	
0.50 OR LESS	35853
0.51 TO 1.00	37628
1.01 TO 1.50	9119
1.51 TO 2.00	7624
2.01 OR MORE	6637

H18A. PERSONS PER OCCUPIED HOUSING UNIT BY TENURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	3.08
RENTER OCCUPIED	3.08

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

H23. VALUE
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

LESS THAN $15,000	149
$15,000 TO $19,999	136
$20,000 TO $24,999	251
$25,000 TO $29,999	291
$30,000 TO $34,999	255
$35,000 TO $39,999	196
$40,000 TO $44,999	119
$45,000 TO $49,999	90
$50,000 TO $59,999	155
$60,000 TO $74,999	325
$75,000 TO $99,999	1377
$100,000 TO $124,999	3010
$125,000 TO $149,999	4348
$150,000 TO $174,999	7401
$175,000 TO $199,999	10567
$200,000 TO $249,999	30071
$250,000 TO $299,999	30567
$300,000 TO $399,999	27469
$400,000 TO $499,999	8012
$500,000 OR MORE	3767

H23A/B/C/24. VALUE
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

AGGREGATE VALUE	34968505000
LOWER VALUE QUARTILE	205800
UPPER VALUE QUARTILE	325900
MEDIAN VALUE	259100

H30. VACANCY STATUS
(UNIVERSE: VACANT HOUSING UNITS)

SPECIFIED VACANT FOR RENT	4561
SPECIFIED VACANT FOR SALE ONLY	1574
ALL OTHER VACANTS	3012

H31. AGGREGATE PRICE ASKED
(UNIVERSE: SPECIFIED VACANT-FOR-SALE ONLY HOUSING UNITS)

TOTAL	452954000

H38. AGGREGATE RENT ASKED
(UNIVERSE: SPECIFIED VACANT-FOR-RENT HOUSING UNITS)

TOTAL	3595731

H25. RACE OF HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

WHITE	94399
BLACK	3887
AMERICAN INDIAN, ESKIMO, OR ALEUT	559
ASIAN OR PACIFIC ISLANDER	21570
OTHER RACE	8141

H26. AGGREGATE VALUE BY RACE OF HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

TOTAL:	
WHITE	26399924500
BLACK	938277000
AMERICAN INDIAN, ESKIMO, OR ALEUT	136770000
ASIAN OR PACIFIC ISLANDER	5770944000
OTHER RACE	1722589500

H32. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

WITH CASH RENT:	
LESS THAN $100	407
$100 TO $149	1182
$150 TO $199	1561
$200 TO $249	1087
$250 TO $299	1323
$300 TO $349	1747
$350 TO $399	1942
$400 TO $449	2848
$450 TO $499	4043
$500 TO $549	6907
$550 TO $599	7043
$600 TO $649	8931
$650 TO $699	9845
$700 TO $749	7820
$750 TO $999	25754
$1,000 OR MORE	12055
NO CASH RENT	1262

H32A/B/C/33. CONTRACT RENT
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

AGGREGATE RENT	68648835
LOWER CONT. RENT QUARTILE	554
UPPER CONT. RENT QUARTILE	888
MEDIAN CONTRACT RENT	692

H27. HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

NOT OF HISPANIC ORIGIN	109215
HISPANIC ORIGIN	19341

H28. AGGREGATE VALUE BY HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

TOTAL:	
NOT OF HISP. ORIGIN	30630745000
HISPANIC ORIGIN	4337760000

H29. AGGREGATE VALUE BY UNITS IN STRUCTURE
(UNIVERSE: OWNER-OCCUPIED HOUSING UNITS)

TOTAL:	
1, DETACHED	33760253500
1, ATTACHED	2983199500
2	185426500
3 OR MORE	975212500
MOBILE HOME OR TRAILER	565314000
OTHER	239925500

H34. RACE OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

WHITE	60545
BLACK	7021
AMERICAN INDIAN, ESKIMO OR ALEUT	903
ASIAN OR PACIFIC ISLANDER	13155
OTHER RACE	12871

H35. AGGREGATE CONTRACT RENT BY RACE OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

TOTAL:	
WHITE	45031428
BLACK	5010328
AMERICAN INDIAN, ESKIMO OR ALEUT	639116
ASIAN OR PACIFIC ISLANDER	9541774
OTHER RACE	8426189

STATE: CALIFORNIA COUNTY: SANTA CLARA PLACE: San Jose city SUMMARY LEVEL = 155

H41/42. UNITS IN STRUCTURE
(UNIVERSE: HOUSING UNITS)

	TOTAL	VACANT
1, DETACHED	150207	3043
1, ATTACHED	24729	846
2	5370	157
3 OR 4	15335	712
5 TO 9	12379	758
10 TO 19	14162	1112
20 TO 49	12501	1264
50 OR MORE	10358	694
MOBILE HOME OR TRAILER	11743	436
OTHER	2581	125

H36. HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

NOT OF HISPANIC ORIGIN	68491
HISPANIC ORIGIN	26004

H37. AGGREGATE CONTRACT RENT BY HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT)

TOTAL:	
NOT OF HISP. ORIGIN	51582606
HISPANIC ORIGIN	17066229

H39. AGE OF HOUSEHOLDER BY MEALS INCLUDED IN RENT
(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

UNDER 65 YEARS:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	352
NO MEALS INCLUDED IN RENT	86012
NO CASH RENT	950
65 YEARS AND OVER:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	840
NO MEALS INCLUDED IN RENT	7291
NO CASH RENT	312

H43. TENURE BY UNITS IN STRUCTURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1, DETACHED	120237
1, ATTACHED	14774
2	769
3 OR 4	2196
5 TO 9	1828
10 TO 19	1110
20 TO 49	527
50 OR MORE	277
MOBILE HOME OR TRAILER	10413
OTHER	1226
RENTER OCCUPIED:	
1, DETACHED	26927
1, ATTACHED	9109
2	4444
3 OR 4	12427
5 TO 9	9793
10 TO 19	11940
20 TO 49	10710
50 OR MORE	9387
MOBILE HOME OR TRAILER	894
OTHER	1230

H40. VACANCY STATUS BY DURATION OF VACANCY
(UNIVERSE: VACANT HOUSING UNITS)

FOR RENT:	
LESS THAN 2 MONTHS	2483
2 UP TO 6 MONTHS	1562
6 OR MORE MONTHS	527
FOR SALE ONLY:	
LESS THAN 2 MONTHS	549
2 UP TO 6 MONTHS	1180
6 OR MORE MONTHS	516
ALL OTHER VACANTS:	
LESS THAN 2 MONTHS	1041
2 UP TO 6 MONTHS	618
6 OR MORE MONTHS	671

H44. AGGREGATE PERSONS BY TENURE BY UNITS IN STRUCTURE
(UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1, DETACHED	396015
1, ATTACHED	37184
2	1874
3 OR 4	5218
5 TO 9	3692
10 TO 19	2205
20 TO 49	1055
50 OR MORE	536
MOBILE HOME OR TRAILER	21376
OTHER	3581
RENTER OCCUPIED:	
1, DETACHED	109043
1, ATTACHED	31602
2	13853
3 OR 4	40868
5 TO 9	25250
10 TO 19	28897
20 TO 49	24159
50 OR MORE	18537
MOBILE HOME OR TRAILER	2066
OTHER	3734

ETHNIC and RACIAL COMPOSITION OF THE CITY OF SAN JOSÉ BY COUNCIL DISTRICT

DISTRICT 1

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	56,271	88.0%	55,948	77.5%	-300	-1%
Black	879	1.4%	1,961	2.7%	1,110	123%
Native American	309	0.5%	407	0.6%	100	32%
Asian / Pacific Isl.	4,561	7.1%	11,620	16.1%	7,100	155%
Other	1,915	3.0%	2,212	3.1%	300	16%
Total	63,935	100%	72,148	100%	8,200	13%
Hispanic	4,620	7.2%	6,764	9.4%	2,100	46%

DISTRICT 2

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	51,591	83.3%	56,964	75.9%	5,400	10%
Black	2,026	3.3%	3,147	4.2%	1,100	55%
Native American	440	0.7%	635	0.8%	200	44%
Asian / Pacific Isl.	4,081	6.6%	9,940	13.2%	5,900	144%
Other	3,784	6.1%	4,386	5.8%	600	16%
Total	61,992	100%	75,072	100%	13,200	21%
Hispanic	7,961	12.9%	11,435	15.2%	3,500	44%

Appendix 2.

DISTRICT 3

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	37,356	58.7%	50,982	59.3%	13,600	36%
Black	2,644	4.2%	3,650	4.2%	1,000	38%
Native American	631	1.0	841	1.0%	200	33%
Asian / Pacific Isl.	5,698	9.0%	9,982	11.6%	4,300	75%
Other	17,328	27.2%	20,504	23.9%	3,200	18%
Total	63,657	100%	85,959	100%	22,300	35%
Hispanic	28,575	44.9%	45,231	52.6%	16,700	58%

DISTRICT 4

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	43,856	69.3%	42,765	51.9%	-1,100	-2%
Black	3,639	5.7%	3,874	4.7%	200	6%
Native American	470	0.7%	461	0.6%	0	-2%
Asian / Pacific Isl.	9,148	14.5%	29,491	35.8%	20,300	222%
Other	6,176	9.8%	5,791	7.0%	-400	-6%
Total	63,289	100%	82,382	100%	19,100	30%
Hispanic	11,403	18%	14,083	17.1%	2,700	24%

DISTRICT 5

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	26,302	42.6%	31,464	36.7%	5,200	20%
Black	6,114	9.9%	5,164	6.0%	-1000	-16%
Native American	836	1.4%	610	0.7%	-200	-27%
Asian / Pacific Isl.	6,615	10.7%	21,937	24.9%	14,800	223%
Other	21,941	35.5%	27,197	31.7%	5,300	24%
Total	61,808	100%	85,832	100%	24,000	39%
Hispanic	33,623	54.4%	48,952	57.0%	15,300	46%

DISTRICT 6

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	54,917	86.2%	53,461	80.2%	-1,500	-3%
Black	1,259	2.0%	2,990	4.5%	1,700	137%
Native American	333	0.5%	402	0.6%	100	21%
Asian / Pacific Isl.	3,008	4.7%	4,907	7.4%	1,900	63%
Other	4,195	6.6%	4,891	7.3%	700	17%
Total	63,712	100%	66,651	100%	2,900	5%
Hispanic	8,410	13.2%	12,235	18.4%	3,800	45%

DISTRICT 7

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	40,617	63.9%	42,086	49.7%	1,500	4%
Black	4,185	6.6%	5,365	6.3%	1,200	28%
Native American	655	1.0%	629	0.7%	0	-4%
Asian / Pacific Isl.	6,970	11.0%	22,247	26.3%	15,300	219%
Other	11,141	17.5%	14,346	16.9%	3,200	29%
Total	63,568	100%	84,673	100%	21,100	33%
Hispanic	18,710	29.45	28,703	33.9%	10,000	53%

DISTRICT 8

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	40,903	64.5%	51,418	49.6%	10,500	26%
Black	6,684	10.5%	8,074	7.8%	1,400	21%
Native American	518	0.8%	694	0.7%	200	34%
Asian / Pacific Isl.	6,091	9.6%	31,185	30.1%	25,100	412%
Other	9,202	14.5%	12,349	11.9%	3,100	34%
Total	63,398	100%	103,720	100%	40,300	64%
Hispanic	16,585	26.2%	28,250	27.2%	11,700	70%

DISTRICT 9

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	55,852	90.2%	50,684	86.3%	-5,200	-9%
Black	755	1.2%	1,150	2.0%	400	52%
Native American	336	0.5%	381	0.6%	0	13%
Asian / Pacific Isl.	2,528	4.1%	4,226	7.2%	1,700	67%
Other	2,434	3.9%	2,285	3.9%	-100	-6%
Total	61,905	100%	58,726	100%	-3,200	-5%
Hispanic	5,844	9.4%	6,909	11.8%	1,100	18%

DISTRICT 10

	1980 Council District Population Totals By Race (Hispanic Inclusive)		1990 Council District Population Totals By Race (Hispanic Inclusive)		1980-1990 Council District Population Change (Hispanic Inclusive)	
White	55,727	89.5%	55,508	82.7%	-200	0%
Black	1,006	1.6%	1,415	2.1%	400	41%
Native American	274	0,4%	356	0.5%	100	30%
Asian / Pacific Isl.	3,266	5.2%	7,820	11.7%	4,600	139%
Other	1,989	3.2%	1,986	3.0%	0	0%
Total	62,262	100%	67,085	100%	4,800	8%
Hispanic	4,719	7.6%	5,826	8.7%	1,100	23%

Source: City of San José Planning Department. 1991.

GLOSSARY OF TERMS

ABAG: Association of Bay Area Governments

Affordability Gap: The extent to which gross housing costs, including utility costs, exceed 30% of gross income.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30% of gross income for gross housing costs, including utility costs. Affordable housing has a more specific definition for purposes of completing Table 5B. That definition is included in the instructions for Table 5B.

Affordability Restrictions: The requirements imposed by a public agency that housing units remain affordable to low and moderate income households for a specified number of years (usually 10-30 years).

Assessed Valuation: The value that a taxing authority places upon real or personal property for the purposes of taxation.

Basic Rent: The rent charged in a subsidized housing project and computed on a basis of a maximum subsidy.

Bond: An interest bearing promise (bond) to pay a specified sum of money, the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes, such as housing.

California Department Housing and Community Development (HCD): Agency responsible for creating housing element guidelines (advisory only) and for review and comment of cities and counties housing elements. However, cities and counties are required only to consider the departments comments prior to adopting the element.

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities. Expanded definitions for completing Table 4/5A are included in the instructions for Table 4/5A.

Cost Burden > 30% : The extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50% : The extent to which gross housing costs, including utility costs, exceed 50% of gross income, based on data published by the U.S. Census Bureau.

CDBG-Community Development Block Grants: Under Title I of the Housing and Community Development Act of 1974, eight former categorical grant and loan programs were replaced by a system of unified block grants under which communities over 50,000 people are entitled to receive funding while other communities may apply for discretionary funding. Its purpose is to encourage

more broadly conceived community development projects and expand housing opportunities for low- and moderate-income persons.

Density Bonus Programs: A provision to permit a residential developer to construct more dwellings on a site than would normally be allowed, provided the developer includes affordable housing.

Downtown Core Area: Bounded on the east by Fourth Street, on the north by Julian Street, on the west by Route 87, and on the south by Interstate 280.

Dwelling, One Family: Is a detached building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family.

Dwelling, Two Family (Duplex): Is a building of permanent character, placed in a permanent location, which is occupied or designed, intended or arranged for occupancy, for residential purposes by two families living independently of each other, and which, in addition is not occupied or used for any purpose other than as a residence for said two families, living therein as aforesaid, and not more than two guests of each such family if the rental of rooms by each family to its guests is clearly secondary and incidental to the occupancy of said building by such family as its residence.

Dwelling, Multiple: Is a building or portion thereof used or designed as a residence for three or more families living independently of each, and doing their own cooking in said building.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap Programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency Program. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote an economic independence and self-sufficiency.

Elderly Household: One or two person households containing a person at least 62 years of age, and non-elderly handicapped individuals, including those currently institutionalized but who are capable of "group home" living.

Equity: The interest or value which an owner has in real estate over and above the current indebtedness; usually referred to as the owner's interest.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Fair Market Value: This is the price that would be paid for a property offered on the open market for a reasonable period of time with both buyer and seller knowing all the uses to which the property could be put, and with neither party being under pressure to buy or sell.

Fair Market Rents: Estimates of the rent plus utilities that would be required to rent privately-owned, decent, safe, and sanitary rental housing of a modest nature with suitable amenities.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources, to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.

Family Households (families): According to HUD, includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

First Time Homebuyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer.

FmHA: The Farmers Home Administration, or programs it administers.

FHA: Federal Housing Administration; a division of the Department of Housing and Urban Development; main activity is insuring residential mortgage loans made by approved lenders to qualified borrowers in accordance with its regulations; FHA does not lend money, nor plan, nor construct housing.

FHLMC: Federal Home Loan Mortgage Corporation, popularly know as "Freddie Mac"; a private corporation authorized by congress; operates much like the FNMA to provide a secondary market for mortgages issued by the members of the Federal Home Loan Bank Board system.

FNMA: Federal National Mortgage Association, popularly known as "Fannie Mae"; a quasi-public agency converted into a private corporation whose primary function is to buy and sell FHA and VA mortgages in the secondary market.

For Rent: Vacant year-round housing units which are offered for either rent or sale (as opposed to units strictly for sale).

For Sale: Vacant year-round units being offered for sale only.

General Plan: A general plan is an adopted statement of policy for the physical development of a community.

Group Quarters: A facility housing groups of persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, and other quarters, including SRO housing, where 10 or more unrelated individuals are housed.

HAC: Housing Advisory Commission of the City of San José.

Hispanic Origin: Persons of Hispanic origin are those who classified themselves in or of the specific Hispanic origin categories listed on the questionnaire-"Mexican", "Puerto Rican", or "Cuban" as well as those who indicated that they were of "other Spanish.Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Person of Hispanic origin may be of nay race.

HOME: The HOME Investment Partnerships Act, which is Title II of the National Affordable Housing Act.

Household: Persons living in a housing unit. Table ID instructions provide a special definition of "household" as it is used in Table ID.

Householder: Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Housing Problems: A non-duplicative estimate of the number of rental households that have physical defects, are overcrowded, or whose occupants are paying greater than 30% of household income for rent (U.S. Census definition). Jurisdictions may expand upon the Census definition or provide an alternative definition.

Housing Unit: Houses, apartments, and separate living quarters, including SRO housing, where less than 10 unrelated individuals are housed (U.S. Census definition). Housing units are distinguished from group quarters.

Housing Element: Is a mandatory component of local general plans required by the California State Legislature. The element contains information on housing, population, household characteristics, assessment of current and projected housing need, government and non-government constraints, energy conservation, publicly held lands, and planning housing supply.

HUD-The Department of Housing and Urban Development: Established by the Housing and Urban Development Act of 1965 to supersede the Housing and Home Finance Agency. It is responsible for the implementation and administration of government housing and urban development programs includes community planning and development, housing production and mortgage credit (FHA), equal opportunity in housing, research and technology.

Institutions/Institutional: Group quarters for persons under care or custody (U. S. Census definition).

Inclusionary Zoning: A local ordinance requirement that a developer of new housing produce a specified number of affordable dwelling units as a condition of the right to develop.

Impacted Areas: Impacted areas are defined as City Council Districts 3 and 5, and those census tracts where over 50% of the housing units in the census tract have low and very low income households.

Interest Rate: The percentage of a sum of money charged for its use; rent or charge paid for use of money, expressed as a percentage per month or year of sum borrowed.

Landbank: Land purchased and held for future development, usually for longer than two years.

Large Family: A household with 5 or more members.

LIHTC: (Federal) Low Income Housing Tax Credit.

Local Agency: Means a city, county, or both, whether general law or chartered.

Low/Lower Income: Families or households whose incomes are from 0% to 80% of the median income for the area, as determined by the Secretary of HUD, with adjustments for smaller and larger families, and for certain areas.

Low Income Housing Tax Credits: Program established by the Federal And California State government that provides income tax reduction for investors in the low income housing.

Living Unit: Means a building or a portion of a building planned, designed, or used as a residence for one family only living independently of other families or persons and having its own bathroom and housekeeping facilities included in said unit.

Middle Income Households: Families or households whose incomes are from 96% to 120% of the median income for the area, as determined by the Secretary of HUD, with adjustments for smaller or larger families, and for certain areas.

Median Income: The level above which 50% of the households have a higher income and 50% of the households have a lower income. For federal and state programs, eligibility for City of San José residents is based on the County of Santa Clara median.

Moderate Income Households: Families or households whose incomes are from 81% to 95% of the median income for the area, as determined by the Secretary of HUD, with adjustments for smaller or larger families, and for certain areas.

Net Income: The difference between effective gross income (property) and the expenses including taxes and insurance. The term is qualified as net income before depreciation and debt service. Also known as NOI(Net Operating Income).

NOFA-Notice of Funding Availability: A notice to inform potential project sponsors of contract authority available under Section 8.

Non-elderly Household: A household which does not meet the definition of "Elderly Household," as defined above.

Non-Institutional: Group quarters for persons not under care or custody. (U.S. Census definition used in Table 2A.)

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household in which the head of the household lives alone or with non-relatives only. "Elderly Households," as defined above, are excluded from this definition.

Other Income: Families or households whose incomes exceed 80% of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low Income: Families or households whose incomes are between 51% and 80% of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Persons With Special Needs: Includes persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency. This category does not include homeless.

Overcrowded: A housing unit containing more than one person per room (U.S. Census definition used in Table 1A; other definitions apply elsewhere).

Physical Defects: A housing unit lacking complete kitchen, bathroom, or electricity (U.S. Census definition used in Table 1A). Jurisdictions may expand upon the Census definition.

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Public Housing: Low income housing that is owned and managed on a long-term basis by a public agency, normally a local housing authority.

Race: The Bureau of the Census collects and publishes racial statistics as outline in Statistical Policy Directive No 15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American India, or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity). The concept of race the Bureau of the Census uses reflects self-identification by respondents; that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. although the Bureau of the Census adheres to the overall guidelines of Directive No. 15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provision for a write-in entry.

Rehabilitation/Rehab: Is the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.(From Standards of Rehabilitation, U.S. Dept. of the Interior).

Rent Burden > 30% (Cost Burden): The extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50% (Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50% of gross income, based on data published by the U.S. Census Bureau.

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Rental Vacancy Rate: The percentage relationship of the number of vacant units for rent tot he total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter occupied units and the number of vacant units for rent).

RRL: Rental Rehabilitation Loan

RRP: HUD Rental Rehabilitation Program

Section 8 Rent Certificate: A certificate provided to low income households by the Federal government which allows the households to pay rent that is no more 30% of its monthly income. The rent cannot exceed HUD's established Fair Market Rent limits, adjusted for the local rental situation and size of unit.

Section 8 Rent Voucher: Similar to a Certificate, but no cap is placed on rent. Vouchers subsidize the rent based on the difference between 30% of the tenant's income and a Rent Payment Standard.

The housing unit owner receives a payment from the Federal government that is the difference between the rent paid by the subsidized tenant and an amount that is typically equal to normal rent level.

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines what constitutes "affordable" housing projects under the Title II HOME program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counselling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Sheltered: Families and persons whose primary night-time residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless). Sheltered homeless does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or State Law.

Small Family: A 2, 3, or 4 member family household, which is not an "elderly household" as defined above.

SRO (Single Room Occupancy Housing): One-room housing units such as boarding houses, rooming houses and motels and hotels. SROs are one room units often situated in older downtown buildings, typically rented on a short or long-term basis by very low income working and retired individuals, and the mentally and physically disabled people.

Substandard: To be defined by the jurisdiction. The jurisdiction's definition must include any housing unit which fails to meet the Section 8 Existing Housing Quality Standards (HQS). Jurisdictions that have already developed such a definition for the HAP may elect to continue to use that definition, or may provide a new definition.

Suitable For Rehabilitation: To be defined by the jurisdiction. The definition must provide for the exclusion of both units which can be brought into standard condition through minor repair (e.g., minor HQS "livability" violations), as well as units in such substandard condition as to make rehabilitation infeasible, including financially infeasible.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a planned service component.

Supportive Service Need in FSS Plan: The plan that public housing authorities administer, a Family Self-Sufficiency program, is required to develop and to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counselling; substance abuse treatment and counselling; household management; counselling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counselling and supervision, child care, transportation, and job training.

Target Areas: Designated sections of the City where housing rehabilitation loans and grants are made available to low and moderate income families.

Tax Increment Funds: Additional tax funds that result from increases in property values that occur within an approved redevelopment area. State law permits these funds to be earmarked for redevelopment purposes and requires that at least 20% be used to increase and improve the communities low and moderate income housing supply.

20% Redevelopment Tax Housing Funds: Redevelopment tax increment funds that by State law are to be allocated to increasing and improving the supply of affordable housing for low and moderate households.

Tenant Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Tenure: The condition of holding something (for this discussion rental vs homeownership).

Unsheltered: Families and individuals whose primary night-time residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings).

Vacant Awaiting Occupancy or Held: Year-round housing units held for settlement of an estate or held (off the market) for other reasons.

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Value: Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

Very Low Income: Families whose income does not exceed 50% of the median family income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Year-Round Housing: All occupied units and vacant units available for or intended for year-round use. (U.S. Census definition used in Table 2B.)

Zoning: The act of city or county authorities specifying the type of use to which property may be put in specific areas.

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ACKNOWLEDGEMENTS

City of San José

Susan Hammer, Mayor
The San José City Council
Leslie White, City Manager
Regina Williams, Deputy City Manager
Joan Gallo, City Attorney

Department of Housing
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Emmanual Ungson, Policy and Planning Administrator
Diana Elrod, Development Officer
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Shétal Divatia, Planning Technician
Gina Alston, Senior Typist Clerk

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Deb Bogart, Office on Aging, Department of Recreation, Parks and Community Services
Pat Colombe, Department of Planning
Margaret Cohen, CDBG Steering Committee
Mark DeCastro, City Attorney's Office
Mike Flores, Department of Planning
Donna Kucharski, Department of Planning
Scarlet Lam, Sr. Budget Analyst, Mayor's Office
Edmundo Moran, City Attorney's Office
Rita Oosterman, Office on Aging, Department of Recreation, Parks and Community Services
Cesario Rodriguez, Department of Planning

County of Santa Clara

Joan Alderson, Family/Child Services
Art Carabajal, Housing Program Manager, Santa Clara Housing Authority
Susan Chestnut, Homeless Program
Charlie Chew, Housing and Community Development
Jean Gervais, Family/Child Services

Cheriel Jensen, Planning Department
Judy Kirkham, County Social Services
Su Lin Lenker, Health Dept
Bill McWood, Housing and Community Development
Maria Reys, Medical Services Admn.
Julie Smith, Foster Care
Matt Steinle, Santa Clara Housing Authority
Sandy Wade, Homeless Programs, AFDC
Beth Wyman, Housing and Community Development

The Department expresses its gratitude to the following people and organizations who provided additional support:

Affordable Housing Network
Nancy Austin, Department of Finance, State of California
Catholic Charities
Council of Churches
Cathy Creswell, Department of Housing & Community Development, State of California
M.S. Ilyas Dhami, Pan Asian Community Developers
Eileen Erickson, Dir. of Retired Senior Volunteer Program, San José
George Erickson, Concern for the Poor, Inc.
Stanley Gamble, Evans Commons Association Inc.
Sally Germain, Association of Bay Area Governments (ABAG)
Ben Golvin, BRIDGE Housing Corporation
John Gonzalves, United Way
Judith Hanks, Mid Peninsula Housing Corporation
Housing Advisory Commission
Jennifer Lefluer, San Jose Mercury News
Judy Lococo, Habitat for Humanity
David Neale, Fountain Lane Properties
Greg Nelson, Nelson and Maples Development Co.
Dr. Susan Pendergraft, Veteran Service Center, Menlo Park
Patricia Perry, Association of Bay Area Governments (ABAG)
Anelda Qualtiere, Program Admn., Children's Shelter
Matt Schwartz, Mid Peninsula Housing Corporation
John Stern, Community Housing Developers
Ray Villareal, San José Real Estate Board
Terence Dulay-Wenzl, First San Jose Housing
Jerry Wong, U.S. Census Bureau

CITY COUNCIL CHAS RESOLUTION

JRG:EJM:rm
01/21/92

RESOLUTION NO. 63458

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING THE COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) AND AUTHORIZING THE DIRECTOR OF HOUSING TO SUBMIT THE CHAS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON BEHALF OF THE CITY.

WHEREAS, in order to comply with the provisions of the 1990 Cranston-Gonzalez National Affordable Housing Act, the City of San Jose has held public hearings on November 21, 1991, December 5, 1991, January 9, 1992 and on this day, January 21, 1992, on the Comprehensive Housing Affordability Strategy (CHAS) for which notice was given in accordance with said provisions, during which hearings the public had the opportunity to comment on the CHAS.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE:

1. This City Council hereby approves the final Comprehensive Housing Affordability Strategy for the period of October 1991 to September 1996; and

2. The Director of Housing is authorized to submit said Comprehensive Housing Affordability Strategy to the U.S. Department of Housing and Urban Development on behalf of the City.

ADOPTED this 21st day of January, 1992, by the following vote:

AYES: ALVARADO, HEAD, IANNI, JOHNSON, LEWIS, PANDORI, SHIRAKAWA, STABILE;SAUSEDO

NOES: NONE

ABSENT: BEALL, HAMMER

P. E. Sausedo

SUSAN HAMMER, Mayor
By: Patricia Sausedo, Vice Mayor

ATTEST:

Patricia L. O'Hearn

PATRICIA L. O'HEARN, Acting City Clerk

7633k/0293k

PUBLIC COMMENTS

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY
PUBLIC COMMENTS ADDENDUM

The Housing Department compiled all comments received in written and oral form through January 21, 1992, which included two Housing Advisory Commission (HAC) public hearings, a Joint Study Session of the HAC and the CDBG Steering Committee, two regular HAC meetings, and the City Council Public Hearing of January 21, 1992. These comments are listed below. Where groups or individuals raised the same comment, they are listed under one entry.

	Agency/Organization or Individual	Comments	Response
1	Gertrude Welch, Council of Churches; Ted Boullard, Bay and Valley Habitat for Humanity	Reduction in development fees should be pursued by a certain date, perhaps 1993.	**Action: The CHAS will state that further analysis of the tax and fee exemption ordinance will occur in the fourth year (CHAS Year 1994/95) to allow the City time to assess the impact of this ordinance on the City's capital budget.** The City recently enacted a five-year exemption to certain very low income construction-related taxes and fees.
2	Gertrude Welch, Council of Churches; Housing Advisory Commission	Other policy initiatives should have proposed dates of completion.	The Housing Department will evaluate priority policy issues and recommend to the City Council which initiatives can be pursued for each annual CHAS update, given current program priorities and staff resources.
3	Gertrude Welch, Council of Churches; Jackson-Taylor Neighborhood Association; Student Homeless Alliance; Lucy Redding, Jackson-Taylor Neighborhood Association; Marley Spillman ACTS: Contributing To Solutions for the Homeless; Marcia Fein, Affordable Housing Network; Housing Advisory Commission; Joe Graham; Help House the Homeless; Morgan Wines, Jackson-Taylor Neighborhood Association	Revise Downtown Working Review Plan and other policy barriers which foster division and gentrification downtown. City policies that prohibit SROs and other lower income units in the Downtown Core and Frame Area must be abolished.[1]	While there are no formal policies that discourage such development (and, in fact, projects within Redevelopment areas are required to include at least 15% of the units affordable to low-income people, etc.), many perceive this to be the case. Further, we understand the concerns expressed that the dispersion policy, which is intended to protect impacted districts from further concentrations of low income units, can be construed as discriminatory against low income persons, especially minorities. Further analysis and discussion will take place on the topic to review these concerns. This issue has been included in the Five-Year policy objectives. **Action: As directed by the City Council, the Housing Department will reevaluate the definition of "impacted areas" using new census tract information (available in 1993) as it relates to the City's dispersion policy as part of the Five-Year Strategy.**

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[1]Several commentors cited three documents which they contend describe the City's barriers to affordable housing (quoted from the commentors' testimony in relevant part): "On February 27, 1986, the Council, acting as the Redevelopment Board, adopted a Revised Guideline on the use of the Redevelopment Agency's 20% funds, stating:

> Low-income housing developments generally should be located outside the Central Incentive Zone.... Housing developments, particularly 'infill housing,' to be located within the Central Incentive Zone and designed primarily for moderate income persons or families are encouraged....

In February, 1990, the Council/Redevelopment Board accepted the Downtown Strategy Plan 2010, submitted by the Downtown Working Review Committee. This Plan violates the requirements of the national CHAS, as well as the City's General Plan, when it calls for the City to:

4	Gertrude Welch, Council of Churches; Marcia Fein, Affordable Housing Network	Develop public relations strategy, similar to arena and stadium, which promotes affordable housing.	The Housing Department has already established a public relations/marketing effort to target the development community. In addition, efforts will continue on a Citywide basis to expand public awareness of the affordable housing issues. **Action: The Department will investigate a public relations campaign for housing, including an anti-NIMBY strategy, as part of the Five-Year Strategy.**
5	Gertrude Welch, Council of Churches; Joe Graham	Develop long-term acquisition strategy for potential housing sites, especially along transit corridors.	**Action: The CHAS will add to the One Year Policy Goals the initiation of a site acquisition study to target specific housing need groups as identified in the CHAS.** The Department is already developing a study of vacant and underutilized sites along the major transportation arteries in San Jose, and is considering expanding the study Citywide. This study would be a follow up to the New Housing Initiative, recently approved by the City Council.
6	Gertrude Welch, Council of Churches; Jackson-Taylor Neighborhood Association; Marcia Fein, Affordable Housing Network; Help House the Homeless; Housing Advisory Commission; Darline Krause, Council of Churches; Morgan Wines, Jackson-Taylor Neighborhood Association	CHAS should be needs driven, not driven by available resources; amend charts and text to reflect priority needs.	**Action: The CHAS will clarify the system for determining priorities for funding, and will clearly describe the gap between the number of new units needed and the number of new units projected to be built with City assistance *(completed 1/31/91)*.** The intent of the CHAS is to discern the need for housing and how the jurisdiction anticipates addressing that need. However, it is recognized by the federal government that resources are limited, and therefore not all of the needs can be met by current and future anticipated funding. Indeed, the amount of funding required to address the entire housing need is astronomical, far more than any jurisdiction could be required to provide. Furthermore, the CHAS only addresses the units to be assisted by the City; the remaining need is expected to be developed in part through Redevelopment activities (15% of units in Project Areas), bond-financed construction, Housing Authority projects without City assistance, State-funded projects, and private sector development.

> Target half dozen areas in and within two miles of the Downtown for intensive market-rate housing development...[and] [a]s time passes, and the downtown steadily improves, the new projects could cater to an increasing higher clientele.

The above areas are within the 300-square block Central Incentive Zone, where the City proposes to build 8000 market-rate units....[W]e find the City in direct contradiction to its 1988 Land Banking policy. On December 10, 1991, the City adopted a General Plan Amendment, which states: 'Property acquisition is to be considered on a project by project basis and is preferred to landbanking....'

The three examples cited above constitute, essentially, a gentrification policy affecting tens of thousands of low-income people." (Text submitted by Joe Graham and read, in part, into the record by Marcia Fein, Affordable Housing Network.)

7	Gertrude Welch, Council of Churches; Chris Block, Catholic Charities; Scott Wagers, Student Homeless Alliance; Marley Spillman ACTS: Contributing To Solutions for the Homeless; Marcia Fein, Affordable Housing Network; Housing Advisory Commission; Help House the Homeless	Inclusionary zoning should be pursued by a certain date, perhaps 1992.	Inclusionary zoning has already been designated as a Policy Initiative for Year One. The HAC intends to follow up on this issue, in conjunction with any other action that the City Council deems appropriate.
8	Charles Huckelbery, Student Homeless Alliance; Jackson-Taylor Neighborhood Association; Housing Advisory Commission	NIMBYISM is discriminatory and is related to dispersion policy. Example is downtown; policies discriminate on racial/ethnic basis.	See #3.
9	Ricardo Velasco, Student Homeless Alliance	City should consider eliminating funding for moderate income in favor of a 70%/30% split for very low/low.	The Housing Department does not support the elimination of moderate income housing assistance, since the lower income households of this segment also have difficulty obtaining affordable housing (moderate income for San José is defined as 67% to 120% of median). However, the City does recognize the disproportionate housing cost burden of the City's very low/low income residents, and therefore specifies that 15% of program dollars be spent on moderate income, and the remainder spent on very low/low income
10	Chris Block, resident of Jackson-Taylor area; Marcia Fein, Affordable Housing Network	Any "specific plans" done in San Jose should refer to affordable housing needs.	**Action: The matter of specific plans will be considered in the next update of the CHAS.** The Housing Department provides input into specific plans, including the need to provide for affordable housing. Opportunities already exist to include affordable housing in Jackson-Taylor, Communication Hill, Midtown, and along the major transit corridors.
11	Chris Block, resident of Jackson-Taylor area	Affordable housing needs should be presented on same scale as sewers, streets or parks. Housing is a right and should be viewed as a necessary as important as sewers, streetlights and schools.	The City's Capital Improvement Programs dictate the relative priority of City services and public improvements; however, these are outside the scope of the CHAS.
12	Gertrude Welch, Council of Churches; Morgan Wines, Jackson-Taylor Neighborhood Association	Barriers should be reduced immediately in order to increase housing opportunities. City proposes only 5,000 units; suggest 7,000-8,000 units.	Policy Initiatives for Year One already encompass a number of significant issues including implementing many of the Mayor's Task Force recommendations, evaluation of Prevailing Wages, and amending City regulations to permit transitional housing. The review of barriers to affordable housing is an on-going effort and will continue with the annual updates of CHAS.

13	Gertrude Welch, Council of Churches; Marcia Fein, Affordable Housing Network	Develop public relations strategy, similar to arena and stadium, which promotes affordable housing. Market programs to priority groups; don't just monitor the goals.	See #4.
14	Gertrude Welch, Council of Churches; Housing Advisory Commission	All HOME funds *should* be used as match.	All HOME funds *are* intended to be leveraged with other available resources for eligible projects as defined by HUD, including Redevelopment Agency set-asides. HUD allows local latitude in defining City response to use funds for both rehabilitation and new construction.
15	Gertrude Welch, Council of Churches	City should make every effort to follow priority goals.	The City intends to adhere to the identified priorities while maintaining maximum flexibility in its program goals in order to respond to priority issues as they arise.
16	Gertrude Welch, Council of Churches	Explain how transitional housing, individual living for homeless and other special needs groups will be funded.	While not discussed in detail in Section III, this issue is adequately addressed for the purposes of the CHAS in the resource section.
17	Charles Huckelbery	City should consider barrier-free requirements which exceed State and federal requirements; include single-level units.	**Action: The Housing Department will review local, State and federal requirements, and include changes as appropriate in the next CHAS update.**
18	Charles Huckelbery	Clarify how "dispersion" is accomplished in City; lower income units should be promoted in District 3.	See #3.
19	Charles Huckelbery; Housing Advisory Commission; Ricardo Velasco, Student Homeless Alliance	Needs of disabled not adequately addressed; recommending that HAC conduct a needs assessment of disabled. Use "people with disabilities." Use the new American Disabilities Act in the CHAS.	We have replace "the disabled" with "persons with disabilities" in the CHAS. The American Disabilities Act of 1990 will become effective January 26, 1992. This new law will be evaluated by the Housing Department. **Action: The Housing Department will research and rewrite section of the CHAS to address concerns of people with disabilities and incorporate new information from the ADA, as relevant, in the next CHAS update.** *(At its December 19, 1991 meeting, the HAC moved to recommend that the Department use the ADA in the CHAS. The motion carried unanimously.)*
20	Ricardo Velasco, Student Homeless Alliance	City should purchase the 11,000+ for sale units in San Jose for affordable housing.	It is not economically feasible to purchase all for-sale housing in San Jose, nor would it be the most cost-effective means of providing affordable housing. Purchasing for-sale units would not add to the supply of affordable housing, nor would most units be affordable to lower income households. The City has a proposal for first-time homebuyers that includes the purchase of existing homes.

21	Ricardo Velasco, Student Homeless Alliance	City could build up to 41,000+ units using higher densities on vacant land.	Discussion of the anticipated development potential in San José is covered in Section I of the CHAS. Although it is true that current zoning permits the construction of over 40,000 units at the highest densities, this is not a realistic projection of what would likely be built, given other development requirements and issues.
22	Ricardo Velasco,Student Homeless Alliance; Scott Wagers, Student Homeless Alliance; Lucy Redding, Jackson-Taylor Neighborhood Association; Marcia Fein, Affordable Housing Network; Sandy Perry, Student Homeless Alliance; Help House the Homeless; Michael Roberts, Student Homeless Alliance	Real need is not just ABAG's 13,000 units but an additional 14,000 from County Housing Authority waiting list. The true need is not assessed.	The real need is not known. Estimates have been made by ABAG, which the City has relied upon in preparing the CHAS. While the Housing Authority of Santa Clara County waiting list is not to be discounted, it is not a reliable determination of need. The list was closed in 1988 and may include households or individuals who are no longer qualified by income status.
23	Ricardo Velasco, Student Homeless Alliance; Marcia Fein, Affordable Housing Network	City should build more multi-family units as a policy. If there is not enough money, then strategy should show how to increase funding to meet needs.	The City's policy *is* to build multi-family units. In fact, the City has assisted many multi-family housing projects. The CHAS goals include increased production of new multi-family construction.
24	Ricardo Velasco, Student Homeless Alliance	Redevelopment Agency should provide SRO unit replacement downtown.	The Redevelopment Agency has and will replace SRO units in the Downtown areas as required.
25	Sandy Perry, Student Homeless Alliance; Scott Wagers, Student Homeless Alliance; Chris Block, Catholic Charities; Kathy Neidlinger, Women's Housing Connection; Jerry Robb, Student Homeless Alliance	Production of affordable units should target need; numbers in CHAS fall short of actual need.	See #6.
26	Sandy Perry, Student Homeless Alliance	Homelessness has increased; we should not have more homeless today than we had 10 years ago.	Homelessness is a national issue and involves more than simply the production of housing units. The City provides local assistance, including funding of shelters and service programs. CHAS addresses the homeless issue as it relates to the production of housing and provides for goals and policy initiatives to further assist in this important, and increasing problem.
27	Sandy Perry, Student Homeless Alliance; Ricardo Velasco, Student Homeless Alliance	CHAS should discuss how to get more resources.	The CHAS discusses available resources as well as methods contemplated to maximize and increase revenue sources. The Housing Department will continue to explore additional revenue enhancement opportunities as feasible. See Section III and IV of CHAS.

28	Kathy Neidlinger, Women's Housing Connection	CHAS should have been done sooner; we may lose McKinney funds and other organizations will be affected also.	The City's CHAS process was begun in February when the Interim HUD regulations became available. Several drafts were prepared for internal City review prior to release to the public. The City requested additional time from HUD, and was informed that this would be possible, in order that the Housing Element Update and the CHAS could be prepared jointly. Based on several discussions with HUD, there is no reason to believe that the City will not receive approval from HUD.
29	Kathy Neidlinger, Women's Housing Connection	The CHAS is not humane, since it deals with buildings and not how to serve people.	The CHAS is not intended to be a service document, *per se*, but rather a strategy for constructing housing -- the "sticks and bricks" of the City's housing program. Other social service agencies, including the County, provide the necessary support services.
30	Hans Frick, San Jose Presbyterian Church	Rents are too high; one needs to make $20/hour to afford a 1 bedroom unit. Consider providing tax break to landlords who reduce rents.	The issue of tax breaks is one that may be pursued by the commentor at the State or federal level.
31	Chris Block, resident of Jackson-Taylor area	Consider merging goals with ABAG Needs Assessment.	See #6.
32	Chris Block, resident of Jackson-Taylor area	Housing gap will continue to increase over time.	The housing affordability gap will indeed increase over time unless more federal and State programs are enacted to relieve current and anticipated needs. Locally, the City is expanding its housing production and will continue existing programs and policies to address the local housing affordability gap.
33	Chris Block, resident of Jackson-Taylor area	There are many barriers to affordability.	The CHAS comprehensively addresses the various barriers to affordable housing. See Section III.
34	Marcia Fein, Affordable Housing Network; Darline Krause, Council of Churches	CHAS is resource-driven rather than needs-driven; let the 8,000+ unit gap stand out. Discuss how resources can meet the needs with a plan on how to meet the gap.	See #6.
35	Marcia Fein, Affordable Housing Network	Use CHAS to involve and educate the public and generate support for the CHAS process.	See #4 and #39 below.

36	Marcia Fein, Affordable Housing Network; Help House the Homeless; Housing Advisory Commission	Single parents/small related families and elderly need higher priority on Table 3.	The CHAS provides a comprehensive analysis of the existing needs. Single parents are not given a lower priority in the CHAS. Very low income small families are a Priority 2, while very low income large families are a Priority 1. Single parent heads of households can fall into either of these two categories. The elderly are given a high priority based on the need for rental assistance. A Priority 1 for new construction of small units was not recommended since a substantial number of existing units are already available in contrast to a greater need for large VLI rental units and assistance to large families and to persons at-risk (Other VLI category). These groups figure importantly in the City's housing efforts.
37	Marcia Fein, Affordable Housing Network; Morgan Wines, Jackson-Taylor Neighborhood Association	Develop a public relations campaign for affordable housing similar to what City did for the arena.	See #4.
38	Marcia Fein, Affordable Housing Network	City needs to remedy its own barriers to affordability such as downtown policy and lack of inclusionary zoning.	See #3 and #7.
39	Marcia Fein, Affordable Housing Network; Housing Advisory Commission	Consider another public hearing; publicize in Spanish and Vietnamese. Consider more publicity next year for CHAS update.	Based on this comment, the CHAS hearing notices and summaries of the document itself were translated into Spanish, Vietnamese and Cambodian, which were then distributed to over 200 community groups, housing advocates, and developers of affordable housing. A press release was sent to the news media as well. The Housing Department intends to publicize the CHAS widely in following years, based on the outreach efforts made this first year to ensure that the City secures involvement from a broad sector of the population and generate support for the City's plan.
40	John Stern, Community Housing Developers	Some of the 1/3 portion of the 20% funds should be used for an "acquisition/ rehabilitation" program.	**Action: As directed by the City Council, the Department will add the evaluation of the use of 20% funds for an expanded acquisition/rehabilitation program as part of the One-Year Policy Objectives.** The HAC is expected to address this issue during the spring of 1992. Additionally, the City has already completed several acquisition/rehabilitation projects in the last few years, although a specific portion of the funds is not identified.
41	John Stern, Community Housing Developers	Elderly and small-related household should be a higher priority because of rent burden; moderate rehabilitation should be higher priority; other low income should be at level 2.	See #6 and #36.
42	Dian Syverson, member of Housing Advisory Commission	Restate need for more money in the One-Year Plan.	See #6.

43	Dian Syverson, member of Housing Advisory Commission	Discuss differences in numbers: •1173 (Year 1 goal) is 21% of midpoint in 5-Year Plan •2830 is low estimate in Mayor's Task Force •3010 would be Year-One ABAG projection	The *Mayor's Final Report: A Commitment to Housing* provided low and high estimates of the production and rehabilitation rates. These have subsequently been modified and increased. The CHAS numbers are more ambitious than what was previously approved. 2830 is the low *5-year* production number under the Mayor's Final Report, not a 1-year goal. Further, ABAG's numbers include market rate housing, not just affordable housing. These numbers will be reassessed when all Census data is available (approx. 1993).
44	Housing Advisory Commission	Clarify that prior goals of the Mayor's Task Force Final Report are still outstanding.	**Action: The Housing Department will describe the incorporation of the City's Expanded Housing Program and the Mayor's Task Force Final Report into the CHAS, and that all remaining Task Force items will now be addressed annually in the CHAS *(completed 1/31/92)*.**
45	Dian Syverson, member of Housing Advisory Commission	All City funds for rehabilitation should carry affordability restrictions. If not restricted, then use funds for acquisition/ rehabilitation program, except where federal requirements do not allow.	All substantial rehabilitation projects include affordable housing restrictions. Other restriction may not be applicable because of federal funding requirements.
46	Housing Advisory Commission	Add streamlining of approval process to Year-One goals. In addition, the permit process needs to be made more "user-friendly" and people should be encouraged to use the development process.	Streamlining of the approval process has been identified as a potential barrier to affordable housing. In the Five-Year policy goal, the CHAS states that the City work to improve affordable housing opportunities by continuing to refine the local streamlining review process.
47	Dian Syverson, member of Housing Advisory Commission; Gertrude Welch, Council of Churches	Add that interested community groups will get all reports and recommendations on air rights, mixed use, prevailing wage and GP Amendments to gain broader support for housing policies.	The Housing Department presently makes all of its reports and recommendations available to the public, and distributes them to interested parties as requested. Additionally, the public is invited to all meetings where these reports are discussed.
48	Housing Advisory Commission	Fig.2-3 needs to mention that MCCs are in jeopardy under "Barriers."	MCCs have been extended through June 30, 1992 and the City intends to continue efforts to make the MCC authority permanent. program. The intent of the barriers column, however, was to describe problems with the programs themselves, not with their availability or potential loss and thus no change is warranted.
49	Housing Advisory Commission; Ricardo Velasco, Student Homeless Alliance	Need to investigate other methods such as 2nd mortgages.	**Action: The Housing Department will add to the One-Year Policy goals the investigation of other means of providing assistance to first-time homebuyers.**

50	Housing Advisory Commission; Kathy Neidlinger, Women's Housing Connection; Help House the Homeless	Special Needs of the Homeless section should include Stanford Study.	**Action: The Housing Department will include new information on the homeless in the next CHAS update.**
51	Housing Advisory Commission	Transitional Housing section should include migrant farmworkers issues.	**Action: The Housing Department will investigate issues relating to migrant farmworkers and transitional housing in the next CHAS update.**
52	Housing Advisory Commission	Discuss age and ethnicity more extensively in the population discussion.	**Action: The Housing Department will include new information on age and ethnicity in the next CHAS update.**
53	Housing Advisory Commission; Marley Spillman ACTS: Contributing To Solutions for the Homeless; Help House the Homeless	Policy objective section: secondary units should be included on 4-8.	This matter will require significant time to investigate and therefore it is unfeasible to include this in the Year-One goals; however, it is already included in the Five-Year Strategy and will be discussed for inclusion in the One-Year Plan in the next update.
54	Housing Advisory Commission	Homeless section should mention that some programs will only be available on a regional basis; discuss regional nature/issue of affordability and homelessness.	The City intends to continue to support solutions to homeless issues; however, regional solutions are best addressed at a regional level and by County social service agencies which have special skills to deal with a variety of homeless issues, other than affordable housing. The City has contributed to the funding of a regional homeless coordinator.
55	Housing Advisory Commission	Provide information on number of units removed/replaced Downtown.	**Action: The Housing Department will include new information on the number of units removed and replaced in the Downtown in the next CHAS update.** The HAC will be discussing this issue in a study session, to be agendized for this spring.
56	Ricardo Velasco, Student Homeless Alliance	Are taxes and fees being suspended for nonprofits per state law?	Nonprofits receive tax and fee exemptions in certain federal and State categories.
57	Housing Advisory Commission	Consider converting all rehab projects to include gas for space heating and cooking to cut energy costs.	**Action: The Housing Department will consider a policy to convert all new Department-funded rehabilitation projects to include gas for space heating and cooking in the next CHAS update.**
58	Habitat for Humanity	Include our organization in the resources section.	To be incorporated.
59	Housing Advisory Commission; Roosevelt Kirkland, Sr., Community Housing and Land Development; Joe Graham	The Housing Department should make its acquisition/ rehabilitation policy a higher priority.	See #40. *(At its December 19, 1991 meeting, the HAC moved to recommend that the Department make its acquisition/ rehabilitation policy a higher priority. The motion carried unanimously.)*

60	Lucy Redding, Jackson-Taylor Neighborhood Association	The City Council should reopen for consideration the relevant Housing Element sections affected by the CHAS, particularly the proposed reconsideration of policies in the Downtown Core and Frame Areas regarding SROs.	The Council adopted the Housing Element of the General Plan Amendments on December 10, 1991. Although the GP Amendments were adopted before the CHAS, considerable coordination did take place between City Planning and Housing in the formulation of each document. It is expected that as the City gains experience in working through the CHAS process, better coordination between various City Departments will occur. This is the first year for the CHAS, and it will be updated and receive a thorough public review every year, providing ample opportunity to coordinate the City's efforts. See also #3.
61	Scott Wagers, Student Homeless Alliance; Alberto Verdzco	Give housing priority over other uses of 80% redevelopment funds, or spend more than the required 20% set-aside for low and very low income.	In accordance with State law, and given other City priorities, 20% of tax increment monies are set aside for housing. The Agency has agreed to reimburse from its 80% funds an amount up to $6 million a year starting July 1, 1995 for debt service payment on housing bonds.
62	Scott Wagers, Student Homeless Alliance	The City should encourage the construction of mixed use developments, especially Downtown.	The City recognizes this issue, and therefore includes a study of mixed use developments in the CHAS's One-Year Policy Initiatives
63	Scott Wagers, Student Homeless Alliance; Ricardo Velasco, Student Homeless Alliance	Instead of increasing shelter beds, expand SRO developments.	Although the primary focus of the City's housing effort is to produce new units of permanent housing including SROs, shelters are nonetheless important for providing temporary housing or transitional accommodation. The City has approved the funding of SRO projects.
64	Alan Traugott, Bay Mobilization for Peace and Justice	City Council needs to know that housing is inadequate and unaffordable; Council gives money to downtown redevelopment projects and refuses to address housing needs.	See #3.
65	Alan Traugott, Bay Mobilization for Peace and Justice	Federal government should be informed that military budget should be spent on housing, education and healthcare.	See #42.
66	Ted Boullard, Bay and Valley Habitat for Humanity	Need to reduce permit processing time and fees for affordable housing.	See #1 and #46.
67	Ted Boullard, Bay and Valley Habitat for Humanity	Support encouraging partnerships between nonprofits, financial, and government institutions.	This issue is addressed in the One and Five-Year Plans.

68	Gertrude Welch, Council of Churches	CHAS should include strategies to protect affordable housing from conversion to market rates and pledge assistance to nonprofits.	The City has adopted a policy for the replacement of units lost through conversion to market rate. This issue is addressed in Section I of the CHAS.
69	Gertrude Welch, Council of Churches	On page 3-8, the City should add that as part of its neighborhood strategies, it will empower tenant organizations through education and funding.	As is already stated in the paragraph referred to by the commentor, the City is committed to increasing efforts to organize and educate.
70	Gertrude Welch, Council of Churches	On page 3-16, the City should add that air rights developments, as well as mixed use projects, should be maximized.	While not specifically stated in this paragraph, the issue of air rights is clearly addressed elsewhere, especially on page 3-15 and throughout the One and Five-Year Plans. The City has funded housing projects where air rights was a component.
71	Jeffrey First, Hollister, Ca.	My family needs low income housing and would like to move to where it is available.	Comment noted.
72	Alejandra Carrillo, Las Plumas Shelter	My family was living in a shelter; we need affordable housing - not a ball stadium.	Comment noted.
73	Alberto Verdzco	Harvard's Joint Center for Housing Studies 1987 shows that single parents spent 81% of income for housing. Priorities for funding should reflect this.	See #36.
74	Sandra Greene	My rent is 75% of income; need more affordable housing.	Comment noted.
75	Miguel Delgadillo	Does CHAS consider immigration status of lower income renter; any statistics?	HUD regulation regarding the CHAS do not require inclusion of immigration statistics of lower-income renters, and therefore is not included.
76	Nathan Jones, Student Homeless Alliance	Recommends baseball stadium be denied until affordable housing is built	Comment noted.
77	Cecilia Amorillo, Las Plumas Shelter	My family is at the shelter with 150 other families. We can't afford rent for a low cost apartment.	Comment noted.
78	Claudia Vasques, San Jose	I live in a shelter and urge additional affordable housing.	Comment noted.

79	Lupe, Las Plumas Shelter	We need affordable housing. The shelter makes us leave in the morning-there is no place to go during the day. We are farm workers and can't afford apartment rents.	Comment noted.
80	Lucila Moran, Sharon Willis	I am a single parent with 2 children; difficult to raise children, maintain good morals for them, to attend school, and to provide expenses - need more affordable housing assistance.	Comment noted.
81	Maria Hernandez, Las Plumas Shelter; Carol Turner Julian Street Inn; Jesse Dominguez, Youth Getting Together	I would like the City to provide permanent low cost housing. The shelters could be managed better.	Comment noted.
82	Robert Schoenfield Montgomery Street Shelter	Need more affordable housing with priority for homeless given by Housing Authority of Santa Clara County	Comment noted.
83	Scott Wagers, Angela Looper Darrell Millner, Student Homeless Alliance; James Golden Wolf, Student Alliance of Native Americans	Recommend City change policies of making profits for few and provide more low income housing for homeless.	Comment noted.
84	Michael Roberts, Student Homeless Alliance	Recommend having someone with full time contact with people on the street and pressure City Council to deal with housing crisis.	The Housing Department and other City and County Departments do have routine contact with the homeless.
85	Marcia Fein, Affordable Housing Network	Projection for the number of units requiring substantial rehabilitation is inadequate.	**Action: The Housing Department will explore methods of obtaining reliable information on the number of units in need of substantial rehabilitation as part of the next CHAS update.** Census material on substandard housing will not be available until 1993; therefore, the Department can only begin preliminary research into this issue during the next year until such information is available.
86	Marcia Fein, Affordable Housing Network	Lack of coordination among City Departments that deal with housing affairs contributes to the barriers to affordable housing, and should be included as a policy initiative.	City Departments routinely coordinate their efforts in housing affairs, such as through the Project Crackdown and Blossom programs. Extensive coordination is now taking place as a part of the City's new Neighborhood Revitalization Strategy. Further, the City coordinates its efforts in producing its policy documents, such as the CHAS and Housing Element.

87	Kelvin James, Downey Savings	The City should coordinate its CHAS efforts with Community Reinvestment Act requirements and lenders.	**Action: The Housing Department will investigate ways in which private lenders may coordinate Community Reinvestment Act mandates with the City as part of the next update of the CHAS.**
88	Marcia Fein, Affordable Housing Network	The CHAS should use the Community Reinvestment Act criteria as a strategy to determine where to put the City's money to enhance lending and thereby increase affordable housing resources.	**Action: The Housing Department will explore using the Community Reinvestment Act criteria as a strategy to determine where to invest City money in the next update of the CHAS.**
89	Kelvin James, Downey Savings	Because the CHAS is a five-year document, there should be an annual or semi-annual review process.	An annual review is already required by HUD.
90	Kelvin James, Downey Savings	It would be helpful to coordinate volunteer services, such as using Neighborhood Housing Services.	The City has considered the NHS model and has had preliminary discussions with the Neighborhood Reinvestment Corporation about this program. **Action: The Housing Department will continue to work with the Neighborhood Reinvestment Corporation to explore the NHS concept as part of the next update of the CHAS.**
91	Michael Bethke; Susan Maria Worth, Student Homeless Alliance	The issue of architectural design guidelines for new affordable housing should be addressed in more detail, since better design will help overcome NIMBY problem.	In fact, the NIMBY issue largely involves the concern about low-income people moving into a neighborhood, not architectural design (though design is often the stated concern). Furthermore, many of the City's affordable housing projects, such as the DeRose project, are more attractive and "fit in" better than market rate developments.
92	Frank Talamo	Concerned about the homeless people in shelters, and along creeks and rivers. The CHAS should address the homeless. Those with handicaps should also be given priority for housing.	The CHAS addresses the homeless throughout the document, and provides specific production and policy objectives in the Five-Year Strategy and the One-Year Plan. See also #6.
93	Larry Rottenhouse, Student Homeless Alliance	I am homeless, and I've seen that even low-income housing is far out of the range for minimum-wage earners.	Comment noted.

94	Sandy Perry, Student Homeless Alliance	Spoke of people who have died from exposure because they had inadequate housing. The reduction of welfare payments will increase the number of homeless.	Comment noted.
95	Susan Maria Worth, Student Homeless Alliance	The homeless face many problems and predicaments. Rent-to-own programs would help the housing crisis.	Comment noted.
96	Steven Parker	I have tried for years to correct a problem with the Housing Authority.	Comment noted.
97	Denise Llamas	I am a single parent with two children and want more low-income affordable housing.	Comment noted.
98	Urbanalina Hermosa Cruz	Spoke of her experience in the shelters.	Comment noted.
99	Deborah Rodriguez	I pay high rent,have a large family, and need better housing. My husband lost his job. What will we do, and can the City help us?	Comment noted.
100	Alejandra Bravo	What will happen when my contract ends at the shelter?	Comment noted.
101	Santos Delgado	My six month contract ends in a few days -- what are my options?	Comment noted.
102	Jesus Gil	I have been in a shelter three times and my contract ends soon; I have no job. I hope you can do something to help me.	Comment noted.
103	Jose Villa, Chicano-Latino Faculty Staff Association, San José State University	CHAS should consider an ombudsman to serve poor, homeless, and those in need of information. Need sensitive, responsive actions, training program for those who serve the poor.	**Action: As directed by the City Council, the Housing Department will evaluate the feasibility of creating a Housing Ombudsman to provide better coordination and communication between City Departments and agencies, and the public.**

104	Robert Finley, former social worker and homeless coordinator in Phoenix	General purpose funds should be used to build shelters and hire homeless coordinator. Need formal evaluation and monitoring.	**Action: As directed by the City Council, the Housing Department will begin investigating the development of an evaluation system for emergency shelters** **Action: As directed by the City Council, the Housing Department will initiate research on the services provided at area shelters to provide to the Council as part of the Homeless and Special Needs One-Year Plan.**
105	Michael Roberts, Student Homeless Alliance; Nathan Jones, Student Homeless Alliance	The City should be building housing, not stadiums.	Comment noted.
107	Timothy Fitzgerald	I oppose direction downtown has taken in the last decade. We need 10,000 units and competitive pricing.	See #3.
108	Kami Starks, Student Homeless Alliance	City is going down; we need more housing.	Comment noted.
109	Angela Looper, Student Homeless Alliance and Women's Housing Connection	Shelters are not good environments because people lose motivation.	Comment noted.
110	Leora Collins, Julian Street Inn	I'm homeless and have been on disability for one-and-a-half years. I had 6 children, and don't want them to know of my situation.	Comment noted.
111	Irene Shannon	I'm 70 yrs old and have been on disability 20 years. We need more units for the poor.	Comment noted.
112	Darrell Millner, Student Homeless Alliance	The CHAS institutionalizes homelessness. Despite testimony at two hearings, the CHAS makes the same recommendations.	The CHAS outlines new policies and programs to combat homelessness. See #26. Note that all **boldface** items in this Addendum are actions to be taken in response to public input.
113	Nancy Nichols, Student Homeless Alliance	I have three kids and am not homeless; I have a slide show about the homeless to share with the Council.	Comment noted.
114	Wade Antisdel	I am homeless. The reasons for homelessness are varied, but we all share a need for affordable housing.	Comment noted.

115	Larry Krause	I live under Coyote Bridge and was promised a Section 8 but didn't receive it.	Comment noted.
116	Ace Haines	I'm a member of the homeless community; I can do many jobs but have nowhere to live. We are insulted by the fact that Santa Clara Valley is the richest area but we can't house everyone.	Comment noted.
117	Alfred Lacera	I became homeless 4 years ago and am looking for work.	Comment noted.
118	Sandy Perry, Student Homeless Alliance and Streetlight Newspaper	The homeless need respect; CHAS lacks respect for the homeless.	The CHAS addresses the needs of the homeless in Section I and provides five-year and one-year goals in Sections III and IV. See #26 and #34.
119	Giselle McDonald	I am 54 years old, homeless and handicapped. I want to leave my HUD housing because it's not decent. City should make available low-income housing ownership.	Comment noted; see #49.
120	Ed Pugh	If we don't build housing, there's no place for people to go. How can the Council sleep at night knowing that fellow human beings are homeless?	Comment noted.

WRITTENT COMMENTS RECEIVED
("ITEM #" CORRESPONDS TO ENTRY NUMBERS IN PUBLIC COMMENTS ADDENDUM)

ITEM #96

U. S. Department of Housing and Urban Development
Washington, D.C. 20410-5000

OFFICE OF THE ASSISTANT SECRETARY
FOR PUBLIC AND INDIAN HOUSING

DEC 5

Mr. Stephen Parker
Post Office 720272
San Jose, CA 95172

Dear Mr. Parker:

On behalf of Secretary Kemp, thank you for your letter of November 19, 1991, concerning your need for rental assistance.

The Department contacted the Wichita Housing Authority and was informed that the housing authority has no record of your application for Section 8 assistance. The housing authority indicated that you applied for public housing assistance in August 1988 when you lived at 8901 East Orme Street. Later your name was removed from the public housing waiting list because you moved and the housing authority was unable to contact you.

The San Jose Housing Authority was also contacted and it informed the Department that it is accepting applications for Section 8 rental assistance from applicants who qualify for a Federal preference because they are (1) involuntarily displaced, (2) homeless or living in substandard housing, or (3) paying more than 50 percent of family income for rent. If you wish to apply for Section 8 assistance in San Jose, you should contact Minerva Remsey at the housing authority. The address and telephone number are:

San Jose Housing Authority
505 West Julian Street
San Jose, California 95110-2338
Telephone Number: (408) 275-8770

For more information on HUD-subsidized housing programs in the San Jose area, you may contact Michael Flo in the HUD San Francisco Office at the following address and telephone number:

U.S. Department of Housing and Urban Development
Public Housing Management Division
Phillip Burton Federal Building
450 Golden Gate Avenue
Post Office Box 36003
San Francisco, California 94102-3448
Telephone Number: (415) 556-3713

I hope you are successful in obtaining suitable housing soon.

Sincerely yours,

Michael B. Janis
General Deputy
Assistant Secretary

ITEM #40

Re: Use of the Rehab 1/3 of San Jose's tax-increment 20% funds for Acquisition and Rehabilitation of existing apartment developments.

By: John Stern, Executive Director
Community Housing Developers

Date: December 1991

With the October 1988 adoption of "A Commitment to Housing" by the Mayor's Task Force on Housing, the Council retained its policy of spending 2/3 of the 20% funds on new construction and 1/3 on rehabilitation (Goal 2.B, p. 30). With roughly $18 million income per year of 20% funds, $6 million is designated for rehab. The Housing Department recently signalled that they intend to use this 1/3 for rehab only. We are advocating for this same money to be used as well for the acquisition and rehabilitation of existing apartment developments, especially by nonprofit housing organizations.

There are two major avenues for providing additional permanently affordable rental housing resources: construct new units, and acquire and rehabilitate existing. Both methods are necessary, but at the present time only new construction is being funded with San Jose's 20% funds. We would like the Council to include acquisition of existing units as a top priority for the use of 20% funds.

- Acquisition/Rehab is **the most cost effective way** to provide permanently affordable rental housing for low-income people (see attached Pro Forma).

- Used in conjunction with Project Crackdown and other city programs, significant impact on neighborhoods can be achieved in short order. Strong, community-involved property management can promote the stabilization and rejuvenation of neighborhoods.

- Housing that might otherwise have a foreshortened life span due to neglect can be preserved, thereby maintaining and extending the life of the existing housing stock.

Now is perhaps **the best time ever** to buy existing apartment buildings. Prices have softened due to slackened demand.

- Buyers cannot obtain financing without substantial equity infusion. Risk adjusted financial returns do not merit using equity for real estate. Only 19 sales have occurred this year in Santa Clara County, for projects with more than 20 units. Normal has averaged 55 sales per year for the past 8 years.

- Owning rental property is less attractive now than in the past sixty years. Financial returns are down, while liabilities have increased. Tax code changes have significantly restricted or eliminated write-off and capital-gain benefits. Rents are stagnant. Appreciation is insignificant, if not negative. There is consequently less incentive to buy, improve, and maintain property.

- Managing property, especially in lower-income neighborhoods, has become more challenging. Drugs, gangs, and reduced levels of public support have tested the capabilities of managers.

The market is ripe for nonprofit housing organizations to acquire existing rental properties. We should seize this unique opportunity.

- Sellers are malleable. We can put significant properties under contract with little or no cash. Escrows can be long, and extended if necessary. Seller concessions on price and terms are easier to achieve. Clearly, there is little competition.

- Nonprofits can perform.

  - Financing has been available to well-run organizations, primarily through Community Reinvestment Act incentives. The 20% funds can be used to fund equity requirements (cash to acquire the project) or guarantee bonds. As well, rehab can be paid from 20% funds.

  - Nonprofits have an established track record of strong management, and the ability to help turn around and maintain neighborhood integrity. Since nonprofits are in business for the long-haul, their property management looks for long-term benefits, not short-term profits. This perspective is reflected in both the quality of their property maintenance and their tenant retention policies.

- To achieve the same level of affordability with new construction requires approximately **three times more subsidy** (see attached Pro Forma). A corollary fact: building an apartment (with land) costs about **57% more** than buying an existing unit. Further, new construction projects typically take years to complete, whereas acquisition/rehab takes months.

The current opportunity may not last. As tax laws change, as the lack of new construction causes a tightening of supply, and as the economy recovers and people resume their flow into San Jose, rents and then sale prices will increase, probably substantially. If inflation resumes, all the negatives of owning residential rental real estate will be overshadowed by potential profits.

Now is the time to loosen the reins on the 20% funds to facilitate the acquisition and rehab of existing rental units by nonprofits. The city will get the most efficient results from its money, get affordable housing NOW, and clean up and preserve existing housing and neighborhoods. Nonprofits provide affordability in perpetuity, holding property not as an investment to yield the highest financial return, but to provide housing for those unable to afford what the market provides. Please consider setting the direction for the use of this money for acquisitions and rehab now.

Pro Forma Analysis of Subsidy Required for

Existing Apartment Acquisition
vs.
New Construction

to Achieve Housing Affordability
For a Family Earning $30,000, in a 2 bedroom/1 bath Apartment

$30,000		household income
x .30		allowable total housing expenditure (redevelopment law)
$ 9,000 - 12 =	$750	per month allowable housing expense
	-38	utility allowance (set by Santa Clara County Housing Authority)
	$712	Maximum allowable rent

Monthly Operating Proforma for a Typical Rental Unit

	$712	Income (Gross Potential)
	-36	Allowance for Vacancy and Bad Debt
	676	Effective Gross Income
	-183	Operating Expenses
	493	Net Operating Income
	-35	Allowance for Reserves (Capital and Operating)
	$458	Available cash
- 1.1	$416	Conventionally allowed debt service

At 9 3/8% interest, with 30 year amortization, the $416 per month will pay for a $50,000 loan.

Typical San Jose cost for a 2 bedroom/1 bath apartment:

	Existing Unit with Rehab		New Construction (including land and building)
Per Unit Cost	$70,000		$110,000
Conventional Loan	50,000		50,000
Equity/Subsidy	$20,000	vs.	$ 60,000

Consequently, it can be seen that the subsidy required to achieve affordability in this example is three times greater for new construction than for acquisition and rehabilitation.

ITEMS # 8, 17, 18, 19

SJSU AS
San Jose State University
Associated Students
Student Union, Third Floor One Washington Square San Jose, CA 95192 (408) 924-6240

RECEIVED BY
CITY OF SAN JOSE
HOUSING DEPARTMENT
DEC 13 1991
AM PM
7 8 9 10 11 12 1 2 3 4 5 6

December 10th, 1991

Housing Commission
City of San Jose
Department of Housing
4 North Second Street, Suite 900
San Jose, CA 95113

Dear Housing Commissioners:

I would like to thank you for the opportunity to address your group regarding the Comprehensive Housing Affordability Strategy (CHAS). I believe that this document is the start to a good process that the City of San Jose and your department are undertaking.

It is my hope that you will make the necessary corrections in regard to disability that I pointed out to your commission at the meeting. I have also followed up with the Housing Department staff and made further recommendations regarding the issue of disability, especially in regard to housing.

It is my feeling that the Housing Department needs to make a further assessment under section of CHAS 1-15. It is my feeling that this report clearly fails to address the needs and concerns of disabled residents living in San Jose. It is a strong feeling that persons who are disabled require social services, just like any other special population that the CHAS document targets. To state "that many disabled persons do not require subsidized social services" is wrong, given the fact that CHAS report fails to address the total needs and does not know the entire disabled population of the City of San Jose.

My suggestion is for the Housing Department of the City to do a comprehensive needs assessment of this special population and to make this report accurate as to the needs of the disabled residents within the City. I hope that my suggestions to your commission will be adopted. I also hope that my information given to the Housing Staff will be passed out to all members of your commission. It is my hope that by providing this information, this information will increase your commission's knowledge regarding disabled issues.

If I can be of any further use to your commission, please let me know. I deeply appreciate the opportunity to be heard by your commission. I would also say that I was very impressed with the dedication of your commission to the issue of affordable housing and disabled issues.

Sincerely,

Charles Huckelbery

Charles M. Huckelbery

Associated Students director of Non-Traditional Minority Affairs, Social Work Intern, Family Service Association of Santa Clara Valley, San Jose

ITEMS # 1-7, 12-16, 47, 68-70

THE Council of Churches OF SANTA CLARA COUNTY

December 16, 1991

TO: Alex Sanchez, Exec. Director, San Jose Housing Dept.

FROM: Gertrude Welch, Director Gertrude Welch
Affordable Housing Program
Council of Churches

RE: Comprehensive Housing Assistance Strategy

Generally, this CHAS is a good document that does a very solid job of examining the issues. We would, however, like to make some comments which we believe would strengthen the document.

(1) This CHAS appears to be a "resources-based strategy", and we believe, should be a "needs-based strategy". Using the "resources-based strategy," the strategy appears to be based on the philosophy that the City's responsibility extends only as far as their resources. Using a "needs-based strategy," the needs would be defined, prioritized and then plans would be developed for meeting the needs beyond available resources. Additionally, all charts and texts that indicate goals should also indicate the needs.

(2) The CHAS states that the City will "Continue to pursue feasibility of inclusionary zoning...." A stronger statement would make a commitment of a date (say 1992) when an inclusionary zoning ordinance will be in place. (CHAS 3-15_

(3) Instead of the statement, "Support continuing efforts to examine the feasibility of reducing Residential Construction Fees for affordable housing," a stronger statement would be a commitment of a date (say 1993) when fees would be reduced. This would be urged for the other "Policy Initiatives to Address Barriers to Affordable Housing." (CHAS 3-15)

(4) The goals for new construction are a very large range: 3,414 to 7,855. In the opening statement of the first paragraph of the second column on Page I-30 under the Figure 1.12, states as follows: "The greatest need will continue to be added units for lower-income households, or over 13,000 units through 1995." (ABAG) The need as projected by ABAG is 13,000 units but Figure 3-3 on Page 3-10 clearly states that even in the very best case scenario, we will build just under 5,000 lower income units. We believe a clear statement is needed to indicate that the City intends to act immediately to implement the various considerations in the CHAS listed under "Policy Initiaties to Address Barriers to Affordable Housing" in order to reach a goal of 7,000 or 8,000 units.

(over)

Rev. Hugh Wire
Executive Director

Darline Krause •
Pres., Board of Directors

1229 Naglee Avenue, San Jose, California 95126
Phone: 408-297-2660

(5) The CHAS requires that workers live as equal residents near jobs, transportation, shopping centers, medical facilities and schools. That means that they have a right to live in the Core and Frame of the City, the 300 square-block area downtown designated as the "central incentive zone". The CHAS should state that the City of San Jose will abolish the barriers encompassed in the Downtown Working Review Plan and the Redevelopment Agency's 20% Housing Fund policies which foster division and gentrification. The CHAS now reads that the City will "Reconsider current City policies which discourages new development of lower-income rental units in Downtown Core and Frame Area...." Abolishing these policies would allow SROs and other lower income units to accommodate downtown lower wage employees. (CHAS 3-15)

(6) The CHAS should state that a strategy or public relations plan will be developed to sell all sectors of the City and community on building affordable housing similar to the public relations plans for the arena and the baseball stadium. (CHAS 3-17)

(7) The CHAS should state that the City would develop a long-term acquisition strategy for affordable housing, particularly along transportation corridors as planned in the New Housing Initiative. (CHAS 2-9)

(8) The CHAS should state that <u>all</u> HOME funds will be (not <u>may be</u>) used to stretch the available funds for very low and low income units. (CHAS 4-1)

(9) The CHAS should state that the City will <u>make every possible effort</u> to follow the priority system on a consistent basis (instead of "the City may not be able to...." (CHAS 3-4)

(10) The CHAS should state that the City will not only monitor the strategies to ensure the targeting of assistance to priority groups, but will <u>market</u> to priority groups. (CHAS 4-9)

(11) Under "Emergency Shelters, Transitional Housing, Independent Living and Related Services" the statement is made that "The City will support the need for and fund additional transitional housing and individual living opportunities for homeless and other special needs groups identified in Part A." The CHAS should state how the City will fund these needs. (CHAS 3-14)

We appreciate the opportunity made available to community groups to review and comment on the CHAS. We would hope that in the future there will be a much wider review by community groups and affected groups and persons.

12/16/91

ITEMS# 3,6,8,22,60

Jackson-Taylor Neighborhood Association
55 E. Empire Street
San Jose CA 95112
Ph:(408)292-3618

Statement to San Jose Housing Advisory Commission - 1/9/92

We welcome this opportunity to participate in the discussion on the San Jose draft of the Comprehensive Housing Affordability Strategy (CHAS).

The gap between need and actual supply of very low and low-income housing in San Jose has been, and remains, massive. The City acknowledges that between 1981-87, only 24% of recommended low-income housing was built. And, from 1989 to the present, according to the Housing Dept., only 835 very low and low-income units (both new and rehabilitated), have been assisted. This record must be weighed against the Housing Authority's waiting list of over 10,000 families, plus thousands living in overcrowded, unhealthful, unsafe conditions, plus thousands more of homeless families, children and single people.

The City's document on the Housing Element/General Plan Amendments nowhere mentions that a concentration of residents in affluent districts should be dispersed throughout the city. Yet, in contrast, it pointedly states that low-income housing should not generally be in impacted areas, such as Districts 3 and 5, although "exceptions may be allowed to maintain or improve neighborhood stability." This exception seems to recognize the danger of gentrifying existing neighborhoods. However, it leaves the basic problem intact. While asserting that it opposes discrimination based on race, ethnicity or income level, the City's impaction/dispersal policy clearly indicates that low-income persons (a majority of whom are people of color), are unwelcome in many sections of San Jose.

The residents of our diverse multi-ethnic, multi cultural Jackson-Taylor neighborhood, situated just north of the downtown core, have on average one-half the income of the rest of the city. While we clearly have a great need for much additional very low and low-income housing, the existing supply of such housing is being consistently chipped away through gentrification. The actual and proposed proliferation of market-rate housing developments within our area and surrounding areas, increases the threat of gentrification to the point where it threatens major displacement of low-income residents, and actual destruction of the essence and character of our neighborhood.

To counter gentrification, we especially welcome the CHAS recommendation which calls for the City to:

Reconsider current City policies which discourage the development of lower-income rental units in Downtown Core and Frame Area to accommodate lower-wage service sector and entry-level employees, such as university..., hotel employees and clerical workers.

We welcome such reconsideration, and urge the City to implement very low and low-income housing, including SRO's in the downtown core and frame areas.

On the other hand, we regret the City Council's action taken on December 10, 1991, after the lengthy Edenvale discussion, and after the Chambers were practically empty. At that time, the Council saw fit, prior to the City adoption of CHAS on January 21, 1992, and with minimum public input, to go ahead with the adoption of the Housing Element General Plan Amendments.

We would very much appreciate it if you would request the City Council to reopen for consideration the relevant Housing Element sections affected by CHAS, particularly the proposed reconsideration of policies in the downtown core and frame.

Thank you.

ITEMS #3, 5, 59

Statement to San Jose City Housing Advisory Commission - 1/9/92

This statement of the Affordable Housing Network focuses on the close relationship between the Need and Implementation sections of San Jose's Draft Comprehensive Housing Affordability Strategy (CHAS) in meeting its affordable housing requirements.

We welcome this opportunity to evaluate these sections, specifically, the positive inclusion of the section headed, "Policy Initiatives to Address Barriers To Affordable Housing".

The first point under that section, we believe, points to the crux of meaningful conformity to CHAS requirement guarantees. We quote:

> Reconsider current City policies which discourage new development of lower-income rental units in Downtown Core and Frame Area to accommodate lower-wage service sector and entry-level employees, such as university and hotel employees and clerical workers.

The City's General Plan Housing Appendix mandates that the City is required to avoid and eliminate all discriminatory policies, and to "Provide decent housing in a livable environment for all persons regardless of such factors as age, race, sex, marital status, ethnic background or income."

This non-discriminatory policy was further affirmed by the Council vote on December 10, 1991, when it adopted the new Housing Element Amendments to the General Plan,including the statement that "The City should foster compliance with State and Federal law prohibiting discrimination in housing."

We must call your attention, however, to several major City policies that seriously contradict the above non-discriminatory POLICIES, and constitute barriers to affordable housing.

Barrier #1: On February 27, 1986, the Council, acting as the Redevelopment Board, adopted a Revised Guideline on the use of the Redevelopnent Agency's 20% funds, stating:

> Low-income housing developments generally should be located outside the Central Incentive Zone... Housing developments, particularly 'infill housing,' to be located within the Central Incentive Zone and designed primarily for moderate income persons or families are encouraged.

A moderate-income family of four can earn up to $69,000).

Barrier #2: In February, 1990, the Council/Redevelopment Board accepted the Downtown Strategy Plan 2010, submitted by the Downtown Working Review Committee. This Plan violates the requirements of the national CHAS, as well as the City's General Plan, when it calls for the City to:

> Target half dozen areas in and within two miles of the Downtown for intensive market-rate housing development...(and) (A)s time passes, and the downtown steadily improves, the new projects could cater to an increasing higher clientele.

The above areas are within the 300-square block Central Incentive Zone, where the City proposes to build 8000 market-rate units.

Barrier #3: Reversal of Land Banking Policy

On October 25, 1988, The City Council unanimously approved the final report of the Mayor's Task Force on Housing, which included a land-banking policy stating:

> Land is a major cost of housing development often representing 20-30% of total ...costs. An aggressive City program to acquire sites, or retain development rights on properties at less than market value... will contribute to reducing the cost of building affordable housing. Actions which support efforts of the City to acquire publicly owned land at below market prices should be a major component of such an acquisition program... Sites obtained ... should be developed as quickly as feasible."

Now, nearly three years later, we find the City in direct contradiction to its 1988 Land Banking policy. On December 10, 1991, the City adopted a General Plan Amendment, which states:

> Property acquisition is to be considered on a project by project basis and is preferred to landbanking.

The above, of course, is a complete turn-around, and is acknowledged by the Draft San Jose CHAS as an additional barrier to implement low-cost housing.

The three examples cited above constitute, essentially, a gentrification policy affecting tens of thousands of low-income people.

The urgent need for very low and low-income housing cannot be separated from the question of jobs. The Association of Bay Area Governments (ABAG) categorically states that future economic growth in Silicon Valley rests upon affordable housing to meet the potential job growth in the next 15 years (260,000 jobs). To maintain and attract this essential labor force means availability of affordable housing.

According to the 1990 Census, San Jose (the heart of Santa Clara County), now has an over 50% majority minorities population.

To implement non-discriminatory policies, as well as those which will stimulate economic growth, including THE tax-multiplier effect, the City will have to rescind all barriers now in place.

We urge you to make this recommendation to the City Council, so that on January 21, 1992, the Council adopts a CHAS consistent with the most pressing needs of a majority of the city's residents.

Thank you.

Joe Graham

San Jose State University
STUDENT HOMELESS ALLIANCE
Mailbox 49, Student Activities & Services, SJSU, San Jose, CA 95192
(408) 335-7039

ITEMS # 3,7,8,22, 25,27,61, 62,63,83

Press Release:

Student Homeless Alliance's Recommendations for the City of San Jose's Comprehensive Housing Affordability Strategy (CHAS)

In 1990 Congress passed and the President signed the Cranston-Gonzales National Affordable Housing Act. This law reaffirmed "the national goal that every American family be able to afford a decent home in a suitable environment." Further, it directed every local government seeking Federal Housing funds to develop a Comprehensive Housing Affordability Strategy (CHAS).

San Jose is currently in the process of developing its CHAS, which is supposed to be a five year plan for meeting the housing needs of its people. The outcome of this process is critical.for the future of our city. The proposed CHAS, prepared by the Department of Housing, is a strategy for disaster. It will not significantly decrease the number of homeless people in San Jose. If we are to provide decent housing for the citizens of our city, we must get involved in the CHAS hearings and fight for a plan that meets our needs.

San Jose's housing situation has become a nightmare. Even before the recession, there were some 20,000 homeless people in Santa Clara County. Over 14,000 people seeking low-income housing are on the Housing Authority's waiting list . According to the Mayor's Task Force on Housing (1988), 42% of all San Jose households are low- or very low-income according to Federal guidelines. With the dearth of low-income housing and spiraling cost increases in contemporary housing, both middle-class citizens who cannot afford homes and low-income citizens who cannot afford rents are being forced from the city.

Due to misplaced priorities, this situation has deteriorated throughout the 1980's The city has not met the Association of Bay Area Government's (ABAG) standards for building low and very low income units. In 1980, ABAG determined that there was a need for 49,556 additional dwellings in San Jose by 1990, including 8673 units of low-and very low-income units. As of 1989, 2,000 (23%) of these units had been built.

As a part of the Student Homeless Alliance's commitment to ending homelessness, we have been researching the City of San Jose's Redevelopment Plan, as well as CHAS and other documents impacting housing policy. After careful consideration, we feel the following recommendations must be considered if San Jose is to take a stand on ending homelessness:

Recommendation #1: The City of San Jose, in order to comply with the CHAS law, must plan to meet the needs of its population.

The 1990 Census showed that there are 37,244 overcrowded housing units according to the Census Bureau's and HUD's definitions for overcrowding. In addition, the City of San Jose has a houseless population of 20,000. The expected population of San Jose by 1995 will be 877,000 if it maintains its current rate of growth. In order to maintain a ratio of 2.96 persons per housing unit, it must build a minimum of 45,066 units by 1995; 8,541 of these units could be used to relieve the overcrowding, while 15,000 units could be used to fight the problem of homelessness, for a total of 23,541 units of very low-income housing.

By all means, the city should stay away from the construction and rehabilitation of rental units. That is a field that can best be handled by private enterprise. The emphasis should be on owner-occupied housing to bring stability to the cost of housing and the rental market.

ABAG calls for the construction of 7,903 units for moderate income households,and 16,558 for above moderate income. But given the present market glut, 13.622 units would be sufficient.

CHAS includes a plan to rehabilitate or construct low-and very low-income units. The five year (1991-1996) production goals are to increase the aggregate number of units from 3,414 to 7,855. Sixty percent of these units (2,048 to 4,713) will be marked for very-low income

occupants. Twenty-five percent of these units (854 to 1,964) will be marked for low income occupants. Fifteen percent of these units (512 to 1,178) will be marked for moderate income occupants. (CHAS, p.3-12). This plan, however, does not correspond to San Jose's needs, or even to ABAG standards which call for the building of 13,172 units of low- and very low-income housing by 1995. This deficiency will mean *greater* homelessness in San Jose.

Recommendation #2: Give housing priority over other uses of 80% redevelopment funds, or spend more than the required 20% set-aside for low-and very low-income housing.

Given the current housing and homeless situation, San Jose should build the required number of units of greatly needed housing before spending more taxpayer money on sports arenas, shopping malls, and luxury hotels.

Recommendation #3: The city should seek more effective ways to tap local, state, federal, and private funds for low-income housing.

When it comes to projects such as baseball stadiums, the city is able to propose alternative means of funding. The same principle should hold for building affordable housing.

Recommendation #4: Change the policy on building Single Room Occupancy buildings (SRO's) downtown.

The city has a policy against the building of Single Room Occupancy (SRO's) buildings in the downtown area. Historically, units of this type have provided housing for low-income persons near the city's center where needed services are abundant. In the last 40 years, San Jose has lost at least 1,200 SRO units which have not been replaced. The demolition of SROs, the scattering of residents, and the destruction of a human community in favor of "higher-use" buildings, are culprits in creating greater homelessness in San Jose.

In 1987, the City's Housing Advisory Commission determined that SRO hotels and residential living facilities were a viable housing type and necessary component of the housing stock for San Jose, (City of San Jose Housing Element Draft 1989-1995, p. 47), yet CHAS does not set forth a plan to build SROs downtown in the next five years. Furthermore,cities such as

San Diego have already began to replace more than 1500 destroyed SRO units downtown; of the 1200+ SRO units lost in San Jose, not one has been replaced.

Recommendation #5: Build low-and very low-income housing with mixed-use in the downtown area (including Districts 3, 5, and 6.)

The city should encourage university students and other low-income citizens, in addition to middle income citizens, to inhabit downtown areas by building mixed use housing. This European model combines low and moderate-income housing with small businesses beneath increasing both population density and diversity in the downtown area. By doing this, the city will provide a diversity of employment opportunities, increase street level interactions reducing crime, in essence, providing the foundations for a real community not simply an enclave of the well heeled. Also, building housing-commercial mixes of this type downtown will decrease commuting distance for students, university employees, and others who might otherwise have to commute long distances to work or school.

Currently, the city's policy is to push low- and very low- income residents out of downtown to the peripheral areas of the city, rendering many of them homeless. It is in the long-run best interests of all San Jose residents to begin to resolve this problem now through collective action.

Recommendation #6: Enact an inclusionary zoning ordinance .

Without inclusionary zoning laws, the city is contributing to the segregation of social classes and expanded gentrification by excluding low and very low-income wage earners from reasonable consideration in favor of developments affordable only to the wealthy. Inclusionary zoning laws ensure the building of at least some low-and very low-income housing in each proposed development

Recommendation #7: Change the City of San Jose's homeless goals: Instead of increasing shelter beds, the city should decrease the number of homeless people seeking shelter by expanding SRO developments, adjusting the

number of low-and very low-income units needed and enforce timetables in constructing them.

CHAS includes goals of *increasing* shelter-bed availability by 10%.(CHAS 3-17). A vigorous plan based upon the *realistic need* for decent, safe, housing for low-and very low-income residents would ultimately decrease the need for shelter beds which are sadly becoming the low-income housing option, the "poor houses" of the 1990's.

The CHAS is a chance for San Jose to make a change. It can continue business as usual. It can continue to plan based on the wishes of the "growth machine," developers, and other special interest and campaign contributors. Or else it can make a turn, and begin to plan based on the urgent needs of all of its citizens. Housing has become a life and death issue. We can no longer allow the City Council to claim it is doing enough while the numbers of homeless men, women, and children continue to escalate.

1/6/92

Contact: Scott Wagers (408) 335-7039

HELP HOUSE THE HOMELESS

QUESTIONS ON THE CHAS

1/9/92

ITEMS # 3, 6, 7, 22, 36, 50, 53,

MEETING WITH: ALEX SANCHEZ, DIRECTOR OF SAN JOSE HOUSING DEPT.
EMMANUEL UNGSON, DEVELOPMENT OFFICER

1. Why are the five-year production goals (3414 to 7855) so low when the need for 13,000 units through 1995 is projected by ABAG, leaving a gap of approximately 8,000 units unaddressed?

2. Under Policy and Program Objectives, "Evaluate increased opportunities for affordable housing, the issue being Inclusionary Zoning, and the Recommended Action: Complete Task Force efforts and prepare recommendations for City Council." How is this going to be implemented? In 1992?

3. Under Policy Initiatives, the CHAS states, "Reconsider current City policies which discourage new development of lower-income rentals in Downtown Core and Frame Area to accommodate lower wage-service sector and entry-level employees, such as university and hotel employees and clerical workers." We agree that we must stop discouraging lower income rentals in the Core and Frame of San Jose. SROs are needed in the downtown. Would it be possible to include this policy initiative under the "One-Year Plan and Implementation"?

4. Under the One-Year Strategy Policy Initiatives, could you not add "Initiate a secondary unit ordinance"? Is it necessary to identify all illegal units as stated in the CHAS (3-16) before initiating a secondary unit ordinance?

5. How will the Stanford Studies of Homeless Families, Children and Youth be incorporated into the CHAS?

6. Shouldn't the CHAS allocate its highest priority for single parent households with one or two children (see Small Related, Column B in CHAS Table 3A)? The CHAS states that 55.6% of single parent renters with one or two children paid over 30% of their income on rent, yet CHAS does not make this a priority group.

7. Under the Community Profile, shouldn't it be noted that the County Housing Authority has a waiting register of over 14,000 names of families needing rental assistance?

8. Shouldn't the CHAS make moderate rehab/acquisition for seniors a highest priority (column A)? The CHAS states that only rental assistance is the highest priority for the elderly. According to CHAS, 44% of seniors 62-64 years of age spent over 30% of their income on rent and 65.7% aged 65 and older spent 30% of their income on rent.

ITEM #99 JAN 10, 1992

Attention
Mimi Whitney

Deborah Rodriguez
359. N. 16th. St. #A.
SAN JOSE. CA. 95112.
(408) 971-4739.

RECEIVED BY
CITY OF SAN JOSE
HOUSING DEPARTMENT
JAN 11 1992
AM PM
7,8,9,10,11,12,1,2,3,4,5,6

Request: We are in need of good housing. I pay high Rent, and the Land Lord raise the rent $125 A year. The rugs are in bad condition the pipes are breaking no good heating I have 6 children and we are on AFDC I pay high P.G.E. & Water bills. I don't know how much longer we can hold on. I've try to get housing for 6 years now. Please

help me to keep my children

Thankyou

Deliranah Rodriguez

ITEMS # 3, 4, 6, 7, 13, 22, 23, 34, 36, 37, 38, 39, 85, 86, 88

Presentation by the Affordable Housing Network

at December 5, 1991, CHAS Hearing

The Affordable Housing Network is a coalition of local organizations and individuals that are working to increase the supply of affordable housing for low-income people in Santa Clara County. Our members include nonprofit developers, labor unions, the Council of Churches, tenants in assisted housing and civic organizations.

A committee has reviewed this draft CHAS and shared its conclusions with the membership. Tonight I'll convey some of our major points of consensus. We will continue to discuss CHAS and perhaps offer written comments and more detail at another time.

Most of us felt this is a pretty good job. We have a few things to specially commend. Please remember this while most of what we have to say concerns changes we'd like to see.

Let me outline our major points, then I'll say a little more about a few of them.

1. Use the CHAS process to involve the community in affordable housing issues--to do education and generate support for positive policies.

2. The needs and the goals as stated leave a gap of at least 8,000 units unaddressed.

3. The priorities laid out in Table III don't thoroughly jive with the heaviest needs previously articulated.

To wit: Single parent (small related) and senior households should have higher priorities.

4. The strategies seem to be resources driven, not needs driven, as we think they should be.

5. The City should mount a public relations campaign to sell the populace on affordable housing, similar to the campaigns it has carried out to sell the arena and the stadium.

6. The City should develop and initiate a public education program to explode the fallacious myths that fuel NIMBYism.

7. The City should act seriously and quickly to remedy its own self-imposed barriers to affordable housing: the policy which discourages low-income housing in the Downtown area and the lack of a policy to promote inclusionary zoning.

The Housing Act of 1990 mandates a CHAS process, not just a document. The process is a vehicle for on-going community input into governmental housing policies that guarantee low-income people have decent housing at affordable prices. The process has the potential to transform the relationship between the community and the City's housing policy developers. We welcome this opportunity and will assist in the City's efforts to educate and involve the community in affordable housing efforts.

More affordable housing is a critical need in our city. Recent reports by ABAG emphasizes that our community's ability to grow and prosper economically is dependent upon our making affordable housing available to our workforce.

We believe that a public that understands affordable housing and our need for more, will support the policies and programs required for its development.

We look forward to the day when the San Jose public will know how many units of additional housing are needed by 1995, and will understand and support local, state, and federal policies necessary to achieve these goals.

The City government has mounted an elaborate and far-reaching public relations campaign to sell the community on the need for an arena and a stadium. We formally propose that the City work out a campaign equally intensive, to educate the public to the need for affordable housing, and to the policies required in order to meet that need.

We proposed at your Study Session, November 21, that the Housing Department make a brief and understandable summary of the CHAS report, translate it into Spanish and Vietnamese, at least, and distribute it widely to community organizations, especially low-income groups and people of color. The summary should list all future hearings, and make it clear that input from the community is truly solicited and will be seriously considered. It should tell how to get more copies of the flier. We also urged that an additional public hearing be scheduled, between January 4 and 14th, so that responses can be incorporated into the final draft to be presented January 21.

We recognize that early deadlines set by the law have limited the input process for this first CHAS. But regular annual updates are specified in the law. We suggest that community, especially low-income organizations be formally invited to make their own assessment of needs and plans for the 1992 revision.

The public and City government together can create an affordable housing constituency to work for the policy changes at the State and Federal levels that will make affordable housing a real priority, reflected in the budgets.

We endorse the proposal in "Delivery System Initiatives" to "build a public awareness program to counter the NIMBY syndrome." We further urge that the CHAS strategy include an active ongoing program of public

education to explode the phony myths that NIMBYism spreads: the untruths that the presence of affordable housing lowers property values, is ugly, that low-income people don't make good neighbors. Examples of assisted housing by local nonprofit developers demonstrate that affordable housing can be a credit and even an improvement to a neighborhood.

We would like to see community meetings initiated by the City, with the support of churches, unions, the Network and other community groups where slides and scale models are shown so people can see what affordable housing really looks like, and perhaps to hear from the residents and neighbors of affordable housing. This will be most effective as general public education. However, when NIMBY's circle a specific proposal their concerns must be addressed directly.

Next, a few words about "Resource Based Strategy."

The basic concept of the Five-Year Strategy and One-Year Plan and Implementation appears to be to do the best with the available resources: a "resources based strategy." One could easily get the impression that if the goals in the strategy sections are met the needs must have been met. The strategy appears to be based on the philosophy that the City's responsibilities only extend as far as their resources. A "needs based strategy" would define the needs, prioritize the needs, detail to what extent available resources can satisfy the needs, and then develop a plan for meeting the needs beyond available resources.

Finally, we'd like to commend the staff especially for including among its Policy Initiatives to Address Barriers to Affordable Housing the reconsideration of "current City policies which discourage new development of lower income rental units in the Downtown Core and Frame Area." These policies constitute a plan for gentrification. They do nothing for affordable housing or for the low-wage earning service workers who are necessary to staff the new up-scale hotels and office buildings planned for that area. A zero commute is just as good for hotel clerks and secretaries as it is for stock brokers and attorneys--and both are necessary for reducing traffic congestion and air pollution. We urge the City to move forward, reconsider and change these policies--eliminate this City imposed barrier to affordable housing.

SUMMARY OF ADDITIONAL REMARKS MADE AT THE JANUARY 9, 1992, HEARING

1. This Comprehensive Housing Affordability Strategy is not a plan for meeting the affordable housing needs of this community. It is a plan for using the available resources to go part way toward meeting the needs that we know about.

o The need articulated exceeds by at least 8,000 units the goal set for accomplishment.

o The true need is not assessed. For example, neither the number of units in need of rehabilitation nor the extent/cost of the work needed is known. Projections are made based on 1) the assumption that any building more than 30 years old requires substantial rehab, and 2) a windshield survey of dwellings in sample blocks.

o The goals and objectives do not include plans for ascertaining the true need.

o There is no plan to seek additional resources to address the unmet identified need, much less the true need.

2. The Network believes that there is a clear need for more resources to provide more creative and effective programs to ensure that everyone in our community has safe and decent housing in a suitable living environment. We believe that the City needs to work with us and with other citizens to effect the policy changes at the state and federal levels which will put housing for our people nearer the top of the priority list.

3. There are additional local policies, procedures or processes, which pose barriers to affordable housing. Please add to the list in Figure 2.3, and to the text of "Policy Initiative to Address Barriers to Affordable Housing", a) the lack of coordination among the City's many departments that deal with housing affairs, and b) the lack of a City policy to apply Community Reinvestment criteria in determining where to deposit its funds. Better coordination could make the City's affordable housing programs more effective. Community Reinvestment criteria could stimulate more private sector lending for affordable housing.

4. There are some inconsistencies among the City's policies, and between City policies and CHAS requirements that impede meeting low income housing needs. Several of these have been pointed out in the statement sent to you by our member, Joe Graham. The Network concurs that these inconsistencies should be eliminated.

ITEMS #1, 58, 66, 67

BAY & VALLEY
Habitat for Humanity, Inc.

Mr. Alex Sanchez
Director
City of San Jose
Department of Housing
4 North Second St., suite 900
San Jose, Ca. 95113

January 11, 1992

Dear Mr. Sanchez:

This is our response to the request for comments from the public on the City of San Jose's DRAFT titled "COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY", dated November 18,1991.

We request that Fig. 2.2 CHAS 2-4/2-5 be amended to include Bay & Valley Habitat For Humanity under NONPROFIT ORGANIZATIONS. Our Purpose is to acquire, develop, and sell very low income housing. Our Strengths: wide community support, funding derived primarily from private sources, homeowner sweat-equity participation, community development.

We agree completely with the analysis presented on CHAS 2-7, "Some policies or regulations may (sic) limit the supply of affordable housing including high development fees, zoning regulations (which have the effect of limiting the locational choice of lower-income people), inadequate development incentives for profit-motivated developers, and lack of streamlined processing of development applications."

A primary criticism within the strategy document which we have experienced and which has dramatically impacted our performance has been noted in Fig. 2.3 CHAS 2-8 under Barriers to Affordable Housing:

"the City's development fees are among the highest in comparison to other cities in the Bay Area. Fees vary from $3000-5000 per unit, plus park, school, sewer, water, etc., fees which may add up to $20,000 +/- per unit."

When the very low income families we serve are limited to housing stock prices in the $60,000 range (with no interest charged) it is easy to judge the impact when as much as one-third of this cost is the result of DEVELOPMENT FEES!

We heartily endorse the following "Delivery System Initiatives" recommended on CHAS 3-16:
* Encourage for-profits to build affordable housing by joint venturing with non profits.

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BAY & VALLEY
Habitat for Humanity, Inc.

- Consider mixed-use projects,i.e. commercial/residential.
- Maximize mixed-use projects opportunities Citywide.
* Encourage financial institutions to work with non-profits which would reduce the high risk of affordable housing projects.

In conclusion Bay & Valley Habitat for Humanity, as an Affiliate of Habitat for Humanity International has demonstrated its ability to provide quality low income housing stock in Santa Clara County. We desire to go on record as participants in the "One-Year Plan and Implementation" presented on CHAS 4-1 through 4-9. Specifically we are interested in participating in the "Predevelopment Loan program For Nonprofit Housing Developers" and in partnership with others in development of projects such as the 486 to 1100 units in the Rincon de los Esteros Redevelopment Project Area. Thank you.

Very truly yours,

Russ Purvis
President

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HOUSING ADVISORY COMMISSION RECOMMENDATIONS

CITY OF SAN JOSE - MEMORANDUM

TO	Honorable Mayor and City Council	FROM	Larry Hull, Chairperson Housing Advisory Commission
SUBJECT	COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY	DATE	January 17, 1992

APPROVED **DATE**

For the past two and a half months, the Housing Advisory Commission (HAC) has extensively involved itself in the review of the City's draft 1991-92 Comprehensive Housing Affordability Strategy (CHAS). On November 19, 1991, the HAC held a joint study session with the Community Development Block Grant (CDBG) Steering Committee to review and study the CHAS, held its own public hearings on December 5, 1991 and January 9, 1992 to actively solicit community comments and discussed the contents of the CHAS in detail at its regular monthly meetings. The public participation process included significant efforts by the Department to inform and obtain input from a wide variety of groups, including the homeless, and low income families. Simple and easy to understand summaries of the CHAS were translated into Spanish, Cambodian, and Vietnamese and distributed through various community groups and housing advocacy organizations. We commend the work done by the Department of Housing and look forward to working with the Department of Housing and the City Council to accomplish the housing goals outlined in the CHAS.

The HAC has adopted the attached priority recommendations with regard to the CHAS. The Commission has studied the CHAS, reviewed public comments, and the Housing Department's response to these comments. We believe these recommendations will make the CHAS a more effective document.

Additionally, the HAC intends to schedule semi-annual meetings to review the CHAS.

We strongly urge the City Council to consider and adopt these recommendations into the CHAS.

Alan Page for
Larry Hull, Chairperson
Housing Advisory Commission

Attachment

c. Housing Advisory Commission
Alex Sanchez, Director of Housing

Exhibit A

The Housing Advisory Commission:

1. Supports the reduction of development fees as an approach to increasing production of affordable housing.

2. Recommends that the City reconsider its policy regarding the prohibition of new development of affordable housing in Districts 3 and 5 and, specifically reversing this policy as it affects the Downtown core and frame area, in the first year of the CHAS.

3. Recommends developing a landbanking and acquisition strategy for potential housing sites, especially along major transit corridors.

4. Recommends that the gap between currently available resources and the assessed needs be identified in CHAS.

5. Recommends that the City incorporate the requirements of the American Disabilities Act of 1990 into the CHAS.

6. Recommends that the City expand its acquisition/rehabilitation policy and give it a higher priority.

7. Recommends that as part of the one-year plan the City streamline the planning/approval/permit process for all housing development. The permit process needs to be "user-friendly" encouraging its use and compliance with local ordinances.

8. Recommends that the City investigate and develop local programs, such as second mortgages, to encourage and promote homeownership opportunities for first-time homebuyers.

9. Recommends that City policies and programs to create affordable housing continue to address the problems of homelessness in San Jose.

10. Recommends that on Table 3A of the CHAS, line 1, categories A and C be made priority one; and line 6, categories A and C be made a priority two.

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